

# STATE OF ARIZONA

## CONSOLIDATED PLAN 2010-2014

MAY 14, 2010





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# EXECUTIVE SUMMARY

## LEADING WITH SOLUTIONS

*“The Arizona Department of Housing provides housing and community revitalization to benefit the people of Arizona.”*

The Consolidated Plan is a document required by the U.S. Department of Housing and Urban Development (HUD) to be submitted by all jurisdictions that directly receive HUD formula funds. The Arizona Department of Housing (ADOH) is the state agency responsible for developing the 2010-2014 Consolidated Plan. The goal of the Plan is to create a five-year strategy that identifies priorities and resources for affordable housing and community development projects and services.

## PURPOSE

The Consolidated Plan determines priorities, establishes strategic goals, and allocates resources for the HUD funded programs administered by the state of Arizona Department of Housing (ADOH), namely: the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Shelter Grant (ESG) Program administered by the Arizona Department of Economic Security (ADES).

## NAVIGATING THE CONSOLIDATED PLAN

The required elements of the state's Consolidated Plan include:

- Introduction – the basics about Consolidated Plans and a listing of resources used in the development of this Plan;
- Summary of the citizen participation process;
- An assessment of housing and community development needs for the five-year period of 2010 to 2014, including an analysis of the Arizona's economic conditions and housing market; and
- A discussion of the state's strategies, priority needs, and objectives for housing and community development activities.

Additional information may be found in several appendices.

## INCOME DEFINITIONS

The primary goal of the Consolidated Plan is to address the needs of low-income households. Income limits are determined by HUD based on a percentage of the area median income, and adjusted for household size. This document uses the following income limits:

- Low-income refers to households earning at or below 80 percent of the area median income.
- Very low-income refers to households earning at or below 50 percent of the area median income.

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- Extremely low-income refers to households earning at or below 30 percent of the area median income.

## FUNDING RESOURCES

The state administers a range of federal grant and loan funds, as well as uses state funds, to address affordable housing and community development needs in Arizona.

Primary federal funding programs include:

- **Community Development Block Grants (CDBG).** This grant funds projects and programs related to affordable housing, community services, and neighborhood improvement. The range of potential uses is very wide. ADOH distributes CDBG funds to rural county and municipal governments each year.
- **HOME Investment Partnerships Program (HOME).** The HOME program funds acquisition and/or rehabilitation of housing, new housing construction, and rehabilitation of housing for ownership and rental opportunities. ADOH distributes HOME funds each year for use on eligible projects statewide.
- **Housing Opportunities for Persons with AIDS (HOPWA).** HOPWA funds housing assistance and supportive services to persons with HIV or AIDS. ADOH works with local government and nonprofit partners to serve residents outside of Phoenix and Tucson.
- **Emergency Shelter Grant (ESG).** This program funds basic shelter and essential supportive services for homeless persons, as well as homelessness prevention efforts. Shelter and support are provided by nonprofit service providers, while community action agencies work to prevent homelessness. ESG is managed by the Department of Economic Security.

Other funding for affordable housing and community development includes:

- **State Housing Trust Fund (HTF).** Funds are available to assist with acquisition and rehabilitation or new construction of owner-occupied housing, rental housing, and emergency shelter units, as well as a range of other affordable housing-related activities. While the Housing Trust Fund was capped in FY2010 at \$10.5 million annually, in federal FY2010 the state only expects to have approximately \$4 million available for new activities due to sweeps enacted by the legislature to balance the state's general fund.
- **Shelter Plus Care Program/Supportive Housing Program.** These two programs fund permanent supportive housing for homeless persons and are paired with social services funding from other sources. ADOH expects to administer \$10.7 million in federal FY2010.
- **Low-Income Housing Tax Credits.** ADOH administers this federal tax credit that funds low-income rental housing development. The state receives approximately \$14 million in tax credit authority annually, which has an approximate market value of \$100 million over ten years. The market value of the tax credits depends on the syndication price of the tax credits, which fluctuates with the market.
- **Mortgage Credit Certificate Program.** The Arizona Housing Finance Authority administers this first-time homebuyer tax credit program, along with down payment and closing cost assistance. Non-profit organizations administer the credit certificates in rural areas.



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- **Mortgage Revenue Bond Program.** The Arizona Housing Finance Authority issues single-family mortgage revenue bonds for the 13 rural counties.
- **Economic Stimulus Programs.** ADOH administers several stimulus/recovery funds such as National Foreclosure Mitigation Counseling Program, Neighborhood Stabilization Program, Homeless Prevention and Rapid Re-Housing Program, Tax Credit Assistance Program, and Low-Income Housing Tax Credit Exchange Program. In the summer of 2010 ADOH expects to launch a \$125.1 million foreclosure relief program funded through the U.S. Treasury. The value of all these programs combined exceeds \$200 million.

## PUBLIC PARTICIPATION

### PUBLIC MEETINGS

ADOH actively solicited participation of residents, community stakeholders, and other local governments/agencies in identifying housing and community development needs in Arizona and prioritizing the expenditure of CDBG, HOME, HOPWA, and ESG funds. ADOH conducted public meetings to gain public input at locations accessible to persons with disabilities. A Spanish translator was available in all the meetings.

In four public meetings and two conference calls, residents, local officials, social service providers, commission members, and others provided feedback of housing, homeless, and community needs. A brief presentation on the state's demographics was followed by a focus group discussion on community needs.

### COMMUNITY SURVEY

ADOH also conducted an online and paper community needs survey that asked a number of questions related to housing, community facilities, homeless, public services, special needs housing, public assets, and economic development. Respondents were asked about the challenges they saw Arizona facing over the next five years.

### CONSULTATIONS

ADOH conducted an extensive outreach and community input consolidated planning process in order to assess the needs for affordable housing and community development services, programs and projects throughout the state of Arizona. The assessment was based on an analysis of demographic, economic, housing stock and funding trends for the state. State agency representatives, regional Councils of Government (COGs), community-based services organizations, tribes, private sector organizations and non-profit organizations were consulted in order to secure a broad spectrum of views as to the priority housing and community development needs through surveys, community meetings and interviews.

## THE STATE OF THE STATE

On February 14, 2012, Arizona will celebrate 100 years as the 48th state in the Union, and as such is still a relatively new, undeveloped state in many respects. Today, Arizona produces a majority of the country's copper and become known for the manufacturing of electrical, aeronautical, and communications-based products. Much of the state also relies heavily on tourism as an industry. In the past decade or more, Arizona has experienced significant growth in residential construction to accommodate a growing

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population. As a result of the reliance on tourism and the building industry, the economic recession experienced nationwide has been especially felt in Arizona.

The State of Arizona experienced substantial changes in its population and economic conditions over this past decade, including:

- The State's population of 6,683,129 in 2009 was an increase of 30 percent since 2000. Population is expected to continue to grow, but not at the higher rates projected just a few years ago due to the economic downturn.
- Over two-thirds of the people live in urban areas. Five million people reside in the Phoenix and Tucson areas.
- Some areas are growing much faster than others. Pinal County's population grew by 98 percent since 2000, while Greenlee County grew by less than two percent.
- Youth age 19 and under made up 29 percent of the population, as of 2008.
- Seniors (age 65 and over) were 13 percent of the state's population in 2008. Of those over 60, the fastest growing age group is persons over 85 years. The senior group is projected to represent up to 14.3 percent of the population by 2014 – the last year of this Consolidated Plan, and as much as 20 percent by 2020.
- The recession has heavily impacted the state's primary job generation industries: tourism and construction. Unemployment in late 2009 rose to 9.1 percent and Arizona fell to 49<sup>th</sup> in job growth compared to other states.
- Unemployment in rural counties was higher than in urban areas, with some counties seeing rates in the high teens at the end of 2009.
- Arizona is racially and ethnically diverse. Hispanics/Latinos comprised in 2008 almost 30 percent of the state population, and a much higher percentage in some southern counties. Native Americans represented 4.1 percent of the population statewide, and up to 27 percent in the Northern Arizona Council of Governments region.

## SUMMARY OF PRIMARY HOUSING NEEDS

**Homeownership Affordability** – The Community Needs Assessment provides data indicating that even with housing prices falling by up to 50 percent between 2006 and 2009, opportunities to purchase a home in Arizona remain out of reach for a significant percentage of low-income households, especially for very low-income households. In Arizona, more than half of low-income homeowners experienced some form of housing problem. While they represent a significant portion of Arizona's workforce, less than 30 percent of low-income households are homeowners.

**Foreclosures** – As of early 2010, Arizona was second in the nation in home foreclosure levels. There were 120,855 area foreclosures as of January 2010 and 1 in every 126 housing units had received a foreclosure filing. The economic recession and housing crisis has severely impacted Arizonans, especially low-income households.

**Rental Housing Affordability** – The situation in 2010 for low-income renters is somewhat better than for owners. While over 54 percent of renters have problems with affording housing, the state has adequate rental housing and it is generally affordable to low-income households and above. However, Arizona generally lacks

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rental housing that is affordable to very low-income households. Securing safe, decent, and affordable rental housing for several special needs groups remains a challenge.

**Seniors and Youth** – As the state’s middle-aged and senior populations grow older, senior housing, assisted care, long-term-care housing, and supportive services will be in demand to meet increasing senior needs. Similarly, as the state’s youth population increases and ages, jobs at livable income and affordable starter homes will be needed.

**Female-Headed Households** – Roughly 40 percent of female-headed families with children live in poverty, a total of about 173,000 households. Single-parent households, including female-headed households, have special needs for housing and related support services, including day care, education, parenting help, recreation activities, and public transportation in close proximity to jobs and affordable housing.

**Low-Income Households** – Over 42 percent of Arizona residents were low-income in 2009. Households with low incomes, and especially those very low- and extremely low-income households have the most difficult time securing affordable housing in Arizona. Even considering the recent sharp decline in housing prices, homeownership is not affordable to many low-income households in the state. Some of reasons are lack of sufficient income, high rates of unemployment, insufficient credit, and lack of funds for down payments.

**Special Needs Housing** – Many special needs groups, particularly the elderly, persons with disabilities, and large families, have difficulty securing adequate and affordable housing in most counties served by ADOH. These populations also need additional social services, especially in rural areas. Other non-homeless special needs groups include persons with HIV/AIDS, persons with severe mental illness and persons suffering from substance abuse.

**Homeless Persons** – There remains a substantial need for a range of housing options and support services for people who are homeless and at risk of becoming homeless. The January 2009 statewide homeless count recorded over 14,000 homeless persons, over 6,000 of them unsheltered. The economic recession is placing an additional burden on the state’s resources to provide housing and support services. Homeless persons and at risk homeless persons have a significant need for prevention services, emergency shelter, transitional housing, and permanent supportive housing.

**Age of Housing Stock** – Over a third of the existing housing stock in Arizona (more than half a million residential structures) is over thirty years old. A significant portion of those units suffer from deferred maintenance and upkeep and are in need of repair and rehabilitation in order to preserve and extend their useful life.

**Lead-Based Paint Hazards** – Lead-based paint in residential units can pose severe health risks to children. Arizona requires public health agencies to identify children at risk of lead poisoning and mandates that all children up to six years of age be evaluated. An estimated 111,000 low-income owner-occupied housing units and 121,000 low-income rental units may contain lead-based paint hazards.

## SUMMARY OF 2010-2014 ARIZONA STRATEGIC PLAN PRIORITIES

For the 2010-2014 Consolidated Plan period, ADOH determined several priorities, listed below, to guide funding decisions. Each of the priorities is equally important to ensuring quality of life for low-income households over the next five years.

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## HOUSING PRIORITIES

**Priority 1:** Expand the supply of affordable rental housing for very low-income and extremely low-income households. Emphasize projects that assist families, seniors, and persons with disabilities.

**Priority 2:** Preserve and improve the long-term life of existing affordable rental and owner-occupied housing stock.

**Priority 3:** Expand homeownership opportunities for low-income homebuyers in areas of the state where median home prices are beyond the reach of low-income households.

**Priority 4:** Ensure that all households in the state have adequate access to fair housing resources.

## HOMELESS PRIORITIES

**Priority 5:** Encourage a range of services to help people move from homelessness to permanent housing and maintain independent living.

**Priority 6:** Increase the number of transitional and permanent supportive housing units for the homeless.

**Priority 7:** Offer services and funding to help prevent people from becoming homeless.

## SPECIAL NEEDS PRIORITIES

**Priority 8:** Increase and preserve the supply of affordable housing available to the elderly, disabled, and large families.

**Priority 9:** Improve housing accessibility and safety (existing and new).

## COMMUNITY DEVELOPMENT PRIORITIES

**Priority 10:** Improve infrastructure and physical environments to promote sustainable and accessible communities.

**Priority 11:** Ensure a variety of public facilities are available to meet the recreational, human development, and service needs of low-income households and priority populations.

**Priority 12:** Encourage job training and employment opportunities.

## ADDITIONAL CONSOLIDATED PLAN INFORMATION

The 2010-2014 Consolidated Plan also includes detailed information about:

- Method of distributing funding to recipients
- Plan implementation by ADOH
- Actions to remove barriers to affordable housing
- Obstacles to meeting underserved needs
- Gaps in the delivery system and public housing
- Anti-poverty strategy
- Lead-based paint hazard reduction actions
- Institutional cooperation
- Governor's 2010 Planning Initiative, and
- ADOH's Monitoring Program

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## COMMENTS

The final version of the Consolidated Plan includes a summary of comments received during the public hearings and comment period, and ADOH's response to these comments. The public comment period was held from April 1, 2010 through April 30, 2010.

## HUD APPROVAL

The Arizona 2010 – 2014 Consolidated Plan will be submitted to HUD prior to the deadline of May 15, 2010. It will include the HUD required signed certifications and federal application for assistance forms for each of the four HUD formula programs administered by ADOH. HUD has until the beginning of the program year on July 1, 2010, to comment on the Consolidated Plan.

Once the Consolidated Plan is approved by HUD, an official version will be available on the ADOH website at [www.housingaz.com](http://www.housingaz.com) or upon request at:

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# I. INTRODUCTION

The Consolidated Plan is a five-year plan required by the U.S. Department of Housing and Urban Development (HUD) in order to receive federal housing and community development funding. This section provides information on the contents of the Consolidated Plan, community involvement in the Plan, and a listing of resources used in the development of the Plan.

## WHAT IS THE CONSOLIDATED PLAN?

The Consolidated Plan serves as a comprehensive strategy to address the needs of low-income residents of Arizona. The Plan contains two main components:

- **Community Needs Assessment.** This section describes in detail the needs of Arizona’s low-income population over the next five years. Needs are determined through collection of demographic data, such as the Census and the American Community Survey, and through consultations with social service agencies and the public.
- **Strategic Plan.** This section takes the information collected on needs and identifies priorities for the next five years. It also discusses what resources should be devoted to meeting priority needs, how those resources will be distributed, and goals for each type of proposed activity.

## LEAD AGENCY

The Arizona Department of Housing (ADOH) is the lead agency overseeing the development and implementation of the Consolidated Plan. ADOH is a cabinet-level state agency, established in October 2002. ADOH works closely with the Arizona Housing Finance Authority. These two entities share a common goal of creating affordable housing in Arizona communities.

ADOH is responsible for the administration of the State’s Community Development Block Grant (CDBG), HOME Investment Partnerships Program (referred to as “HOME”), and Housing Opportunities for Persons with AIDS (HOPWA) funding. The Arizona Department of Economic Security (DES) is responsible for Emergency Shelter Grant (ESG) funding. In addition, ADOH administers numerous other federal resources as well as the State Housing Trust Fund, which are discussed elsewhere in this document.

## INCOME DEFINITIONS

Throughout the Consolidated Plan, there are many references to income levels. Income is the most important factor affecting a household’s ability to access housing and services. For purposes of the Consolidated Plan, HUD defines income levels that are based on the area median income (AMI). The AMI is adjusted based on household size, but is commonly quoted for a four-person household. HUD updates income limits for each county annually. Refer to **Appendix A – Income Limits** for a full list of all Arizona counties’ income limits for 2009.

HUD’s income definitions differ by program. **Table 1** shows income definitions for CDBG, HOME, HOPWA, and the Section 8 Housing Choice Voucher Program (commonly referred to as “Section 8”). For the purposes of this Plan, the Section 8 definitions are used:

- Low-income refers to households earning at or below 80 percent of the AMI.
- Very low-income refers to households earning at or below 50 percent of the AMI.
- Extremely low-income refers to households earning at or below 30 percent of the AMI.

# I. INTRODUCTION

Table 1  
Income Definitions

Income Level	CDBG	HOME	HOPWA*	Section 8
Extremely low	Undefined	Undefined	Undefined	30% AMI or below
Very low	Undefined	50% AMI or below	Undefined	31% to 50% AMI
Low	50% AMI or below	Up to 80% AMI	Up to 80% AMI	51% to 80% AMI
Moderate	51% to 80% AMI	Undefined	Undefined	Undefined
Above moderate	81% AMI or above	Undefined	Undefined	Undefined

\* HOPWA beneficiaries are persons diagnosed with AIDS (acquired immunodeficiency syndrome) or tested to be seropositive for HIV (human immunodeficiency virus). The resident family household or single individual must also be low-income.

The ESG program does not provide income definitions, but provides funding for services and facilities to assist homeless individuals or families. Homeless persons are presumed to be low-income.

## AVAILABLE FUNDING RESOURCES

The Consolidated Plan covers primarily federal funding sources received through HUD's Office of Community Planning and Development. However, the Plan must also consider other state and local funding sources to address low-income housing and community development needs that may be available over the five-year planning period. A short description of funding sources, both federal and nonfederal, follows.

### FEDERAL SOURCES (HUD)

#### Community Development Block Grant (CDBG)

The CDBG program was initiated by the Housing and Community Development Act of 1974. The primary CDBG objectives relate to the provision of decent housing, suitable living environments, and economic opportunities for low-income persons. CDBG funds must meet one of the following three broad national objectives: provide benefit to low-income persons, prevent or eliminate slums and blight, or meet an urgent community development need.

Larger jurisdictions receive CDBG funds directly from HUD and are called entitlement jurisdictions. In Arizona, Phoenix, Tucson, and several other cities with populations above 50,000 persons receive CDBG funds directly from HUD. A full list can be found in **Appendix B – CDBG Entitlement Jurisdictions**. ADOH receives the balance of CDBG funds for the state and distributes the funds to rural county and municipal governments, excluding the entitlement communities of Flagstaff, Prescott and Yuma. Funds are used to address a variety of housing and community development needs.

#### HOME Investment Partnerships Program (HOME)

The HOME program was created as part of the 1990 Cranston-Gonzalez National Affordable Housing Act and offers funds for the development and rehabilitation of rental and ownership housing affordable to low-income households. Common activities include acquisition/rehabilitation of housing, housing construction, and rehabilitation of housing for homeownership and rental opportunities.

# I. INTRODUCTION

ADOH distributes HOME funds to units of local government, public housing authorities, nonprofit and for-profit housing developers, and tribal organizations. Such allocations may be utilized anywhere in the state, including in those larger jurisdictions that receive HOME funds directly from HUD.

## Housing Opportunities for Persons with AIDS (HOPWA)

The HOPWA program provides housing assistance and related supportive services to persons who have been diagnosed with HIV or AIDS. In Arizona, funding is passed through Mohave County and Northland Cares which provides rental subsidies and social services to participating households. HUD provides HOPWA funds directly to Phoenix and Tucson, so ADOH's funds are used primarily outside those jurisdictions.

## Emergency Shelter Grants (ESG)

The ESG program offers funding for providing homeless persons with basic shelter and essential supportive services and for homelessness prevention efforts. The Arizona Department of Economic Security manages the ESG funds. ADOH expects to receive about \$886,000 in ESG funds in 2010. These funds are awarded to homeless services providers through a competitive process. The homeless prevention funding is allocated noncompetitively to community action agencies according to a formula based on poverty levels and unemployment. Funds are periodically distributed to transitional housing services as well. Some jurisdictions within Arizona receive ESG funding directly from HUD. Beginning in FFY 2010 or 2011 the Emergency Shelter Grant will be replaced with the Emergency Solutions Grant. The new ESG will be a combination of the old ESG and Homeless Prevention and Rapid Re-housing (HPRP) with the emphasis being on prevention. Income requirements for the new ESG prevention funding will be 30 percent of AMI.

## OTHER FUNDING SOURCES

Other key federal and nonfederal funding sources that may be available to serve housing and community development needs identified in the Consolidated Plan are described below.

### State Housing Trust Fund (HTF)

The HTF finances a variety of affordable housing activities statewide, particularly in the rural areas of the state. In the past, the HTF has been used for acquisition and rehabilitation or new construction of owner-occupied housing, rental housing, and emergency shelter units. The HTF has also funded first-time homebuyer assistance, housing counseling, homelessness prevention, shelter operations, emergency repairs, planning and pre-development for affordable housing, and fair housing education.

Between 1989 and 2008, the HTF received 55 percent of the state's unclaimed property fund, which amounted to about \$30 million in 2008. The State Legislature capped the HTF at \$10.5 million a year in 2009 and, due to the state budget deficit, has already swept \$6 million of that amount in federal FY2010 to balance the state budget. Over the course of the next five years ADOH expects to receive up to \$10.5 million a year from this resource, although as long as the state budget continues to experience a deficit it is very likely to realize reductions below this amount.

### Shelter Plus Care Program/Supportive Housing Program

These funds originate from HUD as a result of the McKinney-Vento Act and are applied for annually and received on a competitive basis. The Shelter Plus Care Program (S+C) provides permanent supportive housing through rental subsidies for homeless individuals and families and requires grantees to provide social services. The Supportive Housing Program (SHP) provides leasing, operating, and supportive services funding primarily for permanent housing, but some transitional housing units are grandfathered in and allowed to renew.



# I. INTRODUCTION

ADOH, in coordination with the Continuum of Care that covers 13 rural counties, applies for funds on behalf of several local projects each year. From the 2008 application process, ADOH expects to administer 23 SHP grants and three S+C programs in rural areas, along with four urban S+C grants in the Maricopa and Pima County Continuums of Care. The combined amount of these grants is expected to be just over \$10.7 million.

The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, enacted in 2009, will streamline some of the requirements and provide for some changes in the way SPC and SHP grants are administered as well. ADOH anticipates becoming a consolidated applicant and a unified funding agency under the HEARTH act. HUD will be releasing comments on the HEARTH act during calendar year 2010.

## Low-Income Housing Tax Credit (LIHTC)

ADOH administers the LIHTC program in Arizona pursuant to U.S. Internal Revenue Service codes. A low-income housing tax credit is a federal tax credit that may be sold to investors to finance the development of affordable rental housing. Tax credits that are allocated to a development are claimed in equal amounts for a 10-year period. The rental property utilizing the credit must remain in compliance with the program guidelines and rent restriction requirements for a period of at least 30 years.

ADOH has an annual allocation round to promote the development of affordable rental housing for low-income individuals and families in the State of Arizona. Since tax credits are awarded on a competitive basis, ADOH encourages targeting the units to income levels lower than the federally established maximum income limits. The state of Arizona receives approximately \$14 million in tax credits a year, with a 10-year market value of approximately \$100 million, depending on the investment price received for the credit. Program requirements are published, typically on an annual basis, in the Qualified Allocation Plan (QAP), which is document required by the U.S. Treasury/Internal Revenue Service.

## Private Activity Bonds

The Arizona Department of Commerce is responsible for allocating the state allocation for Private Activity Bonds. The Arizona Department of Commerce administers private activity bond volume that is cap financed through tax-exempt bonds. Those low-income housing projects financed with tax-exempt bonds are eligible for four percent tax credits if they meet the minimum requirements and adhere to regulations set forth in the Qualified Allocation Plan. ADOH reviews the application for private activity bonds with four percent Low-Income Housing Tax Credits. In the urban counties of the state (Maricopa and Pima counties), bonds must be issued by one of the local urban Industrial Development Authorities (IDA). In rural counties, the State may issue bonds through the Arizona Housing Finance Authority or any of the local rural IDAs.

## Arizona Public Housing Authority

There are two Section 8 programs administered through the Arizona Public Housing Authority (“Arizona PHA”): project-based rental assistance and the Housing Choice Voucher Program. The Arizona PHA has oversight and monitoring responsibilities for 114 project-based rental assistance subsidized properties, representing over 7,900 units throughout the state of Arizona. The properties, which receive rental subsidies through HUD’s Section 8 program, offer affordable housing to households that are at or below 50 percent of the area median income.

The Arizona PHA also serves as the Public Housing Authority for Yavapai County, administering 124 Section 8 Housing Choice Vouchers, including a small number of vouchers set-aside for veterans. In addition, the PHA also administers approximately 50 “portable” vouchers at any one time, which are vouchers that originated at another PHA, with the tenants relocating to Yavapai County. The Housing Authority makes monthly rental subsidy payments to rental property owners on behalf of the voucher holders, who must be very low-income households. The amount of the subsidy is the difference between a participating tenant’s contribution (30 percent of their income) and the total rent amount.

# I. INTRODUCTION

## The Mortgage Credit Certificate (MCC) Program

The Arizona Housing Finance Authority implements a first-time homebuyer program that provides homeownership assistance to low- and moderate-income households. The program has two components: a tax credit and a down payment or closing cost assistance component. The MCC program operates as a federal income tax credit, which reduces the borrower's income taxes and in effect creates additional net income for the borrower. The MCC Plus Homebuyer Down Payment Assistance Program offers five percent of the purchase price, which can be used for down payment or closing costs. This program is administered through a network of nonprofit agencies throughout rural Arizona and is available in all areas of Arizona outside of Maricopa and Pima counties.

## Mortgage Revenue Bond Program

The Arizona Housing Finance Authority annually issues single-family mortgage revenue bonds in order to offer low-interest mortgages to low-income households in the 13 rural counties of Arizona. The authority also has the ability to issue multifamily bonds for the financing of affordable rental housing. The Mortgage Revenue Bond Program provides an attractive 30-year fixed-rate mortgage for homebuyers who qualify for eligible Federal Housing Administration, Veterans Administration, Fannie Mae, and Freddie Mac conventional loans. Down payment assistance of up to five percent of the purchase price of the home may also be available.

## Other Economic Stimulus Programs

ADOH currently administers several economic stimulus programs, including the National Foreclosure Mitigation Counseling Program, Neighborhood Stabilization Program, Homeless Prevention and Rapid Re-Housing Program, Tax Credit Assistance Program, Low-Income Housing Tax Credit Exchange Program, Community Development Block Grant – Recovery Program and a TARP funded mortgage foreclosure program which will begin in the summer of 2010.

These programs provided limited availability funding to the State in order to deal with a range of issues related to the economic downturn, including increases in foreclosed homes and unemployment, as well as the falling value of tax credits.

## CONSOLIDATED PLAN PROCESS

The Consolidated Plan must be submitted to HUD no later than May 15, 2010. The Consolidated Plan is due every five years and provides a general guideline for spending funds over the period it covers.

The implementing document for the Consolidated Plan is the annual Action Plan. The Action Plan serves as the yearly budget for federal programs and describes how funds will be allocated each year to address the needs identified in the Consolidated Plan. The Action Plan must be submitted to HUD each year by May 15.

A key part of the Consolidated Plan effort is evaluating performance in meeting community needs. To this end, ADOH provides an accounting of how it spent its funds to meet priority needs each year in the Consolidated Annual Performance and Evaluation Report (CAPER). This report is submitted to HUD 90 days after the conclusion of each fiscal year, on September 30.

# I. INTRODUCTION

## CONSULTATION

ADOH is involved on a continual basis in numerous planning efforts with other state agencies and departments; local, regional, and county governments; housing and social service providers; businesses; and citizens. The planning bodies responsible for these efforts often consist of members that are recipients of ADOH funding or share in some respect ADOH's mission to address housing and community development needs for low-income and special needs populations throughout the state.

The main products of these planning efforts are:

- Current and accurate identification and prioritization of needs;
- Establishment of objectives;
- Development of funding distribution methodology; and
- Development of policy.

These planning bodies include the following:

- Arizona Commission on Homelessness and Housing
- Rural Continuum of Care
- Arizona Housing Commission
- Arizona Housing Finance Authority
- Councils of Governments in Arizona

Other state agency partners that were consulted include:

- Arizona Department of Economic Security
- Arizona Department of Health Services/Behavioral Health Services

## SOURCES OF DATA

In preparing this Consolidated Plan, many data sources were consulted, including demographic data sources as well as many special studies and reports prepared by state agencies or nonprofits. A comprehensive listing is shown below.

- American Community Survey (ACS) 2006–2008, U.S. Census Bureau. ACS data is obtained from a nationwide survey on demographic, social, economic, and housing information conditions. The number of surveys conducted in a given year may be too few to be considered a representative sample, so the data is aggregated into a three-year period to provide a more accurate picture. Unless otherwise noted, all ACS data cited is from the 2006-2008 estimates. Some of the data are not provided for counties with populations under 20,000 persons, such as Greenlee, or counties where the sample size for a particular variable was not large enough to make a reasonably accurate estimate.
- 2000 Decennial Census, U.S. Census Bureau. The U.S. Constitution provided for a census of the population every 10 years. The 2000 Census contains comprehensive information for describing the demographic and housing characteristics. As this data is now 10 years old and may not accurately reflect economic conditions in the nation and particularly in Arizona, in most instances more recent data has been utilized for this Consolidated Plan.

# I. INTRODUCTION

- Arizona Department of Commerce. The Arizona Department of Commerce provides population estimates for Arizona's counties, incorporated places, and the balance of counties. Estimates from July 2009 are included in this Plan. The Department also runs the Arizona Workforce Informer, which provides a variety of data on the state's workforce, including unemployment rates and industry forecasts.
- Environmental Systems Research Institute (ESRI). ESRI provides modeling and mapping resources, including population and other data projections.
- Arizona Department of Economic Security. Resources used included the Five-Year Strategic Plan, FY 2010–2014.
- US Bureau of Labor Statistics. This agency provides information on employment in different economic sectors and unemployment rates.
- Current Status of Homelessness in Arizona: 18<sup>th</sup> Annual Report, December 2009. This was prepared by the Homeless Coordination Office, Division of Aging and Adult Services Community Services Unit.
- Arizona Commission on Homelessness and Housing (formerly Arizona Interagency and Community Council on Homelessness). The commission's purpose is to guide the development and implementation of the State's plan to end homelessness for Arizonans.
- ADOH. Various reports prepared by ADOH provided data for this Plan, including the 2009 Annual Report, State of Housing in Arizona 2009, Housing Trust Fund Fact Sheet, and CDBG Application Handbook (January 2009).
- Arizona Department of Health Services. Information was provided on adult care facilities, alcohol and substance abuse, and HIV/AIDS.
- Arizona Crime Victims Services Department. Information on domestic violence service providers was included in this Plan.
- HUD data sets. HUD provided data Community Housing Affordability Strategy (CHAS) datasets, estimates of low-income populations, and other resources as cited in the document.
- RealtyTrac. This company provides data on real estate transactions.
- University of Arizona, Eller College of Management, Housing Market Report 2009.

## II. SUMMARY OF CITIZEN PARTICIPATION

### SUMMARY OF CITIZEN PARTICIPATION PROCESS

ADOH encouraged and solicited the participation of residents, community stakeholders, and other local governments/agencies in the process of identifying housing and community development needs in Arizona and prioritizing the expenditure of CDBG, HOME, HOPWA, and ESG funds. ADOH complied with the terms of the Citizen Participation Plan (please see **Appendix C** – Citizen Participation Plan).

#### PUBLIC MEETINGS

ADOH conducted a series of public meetings to gain public input. All public meetings were conducted at places that are accessible to persons with disabilities. A Spanish translator was available in all the meetings.

There were four public meetings and two conference calls in which residents, local officials, social service providers, commission members, and others provided feedback of housing, homeless, and community needs. Each meeting focused on the needs of the particular area of the state. A brief presentation on the state’s demographics was followed by a focus group discussion on community needs. All meetings were open to the public.

Refer to **Appendix D** – Public Meeting Needs Summary for a detailed report of public responses and priority needs.

Below is a brief summary of all the public meetings and public outreach efforts.

Meeting	Date & Time	Facility	Public Outreach
<b>Flagstaff – Northern Arizona Region</b> Regional forum with a focus on the planning process and a discussion of community needs and priority of needs. Encouraged participation in online survey.	Wednesday, July 15, 2009 1:00–3:00 pm	City of Flagstaff Council Chambers 211 W. Aspen Avenue Flagstaff, AZ 86001	Email blast to over 1,200 individuals, personal invitations, phone calls, posted on ADOH website
<b>Lake Havasu – Western Arizona Region</b> Regional forum with a focus on the planning process and a discussion of community needs and priority of needs. Encouraged participation in online survey.	Thursday, July 16, 2009 1:00–3:00 pm	Aquatic Center Building 100 Park Avenue Room #155 Lake Havasu, AZ 86403	Email blast to over 1,200 individuals, personal invitations, phone calls, posted on ADOH website
<b>Sierra Vista – Southern Arizona Region</b> Regional forum with a focus on the planning process and a discussion of community needs and priority of needs. Encouraged participation in online survey.	Wednesday, August 12, 2009 12:00–2:00 pm	City Hall 1011 N. Coronado Dr. Sierra Vista, AZ 85635	Email blast to over 1,200 individuals, personal invitations, phone calls, posted on ADOH website
<b>Phoenix – Central Arizona Region – Governor’s Annual Housing Conference</b> State-wide forum with a focus on the planning process and a discussion of community needs and priority of needs. Encouraged participation in online survey. Discussed needs for human services and needs of special needs populations, seniors, and the disabled.	Wednesday, September 15, 2009 1:30–2:45 pm	The Buttes Marriott Resort 2000 Westcourt Way Tempe, AZ 85282	Email blast to over 1,200 individuals, 100 flyers distributed, personal invitations, phone calls, posted on ADOH website
<b>Conference Call Flagstaff – Northern Arizona Region</b> Discussed regional needs and priorities over the next five years. Conference call offered online polling to get perspective	August 18, 2009	Conference call	Email blast, phone calls, posted on ADOH website

## II. SUMMARY OF CITIZEN PARTICIPATION

Meeting	Date & Time	Facility	Public Outreach
from all attendees.			
<b>Conference Call Sierra Vista – Southern Arizona Region</b> Discussed regional needs and priorities over the next five years. Conference call offered online polling to get perspective from all attendees.	August 19, 2009	Conference call	Email blast, phone calls, posted on ADOH website
<b>Public Comment Period</b> 2010–2014 Consolidated Plan and 2010 Annual Action Plan	April 1, 2010 to May 1, 2010		Email blast to interested parties, notice published in one newspaper with general circulation throughout Arizona, posted on ADOH website
<b>Public Hearing</b> Held meeting to receive comments on draft Consolidated Plan and Action Plan.	April 20, 2010 1:00–3:00 p.m.		Public notice published in one newspaper of general circulation and posted on ADOH website

### PUBLIC COMMENT PERIOD AND PUBLIC HEARING

A draft of the 2010–2014 Consolidation Plan was provided for a 30-day comment period from April 1, 2010 to May 1, 2010. A public hearing was conducted on April 20, 2010. Notice of the public hearing was published in the Arizona Republic newspaper by April 1, 2010. Two public comments were received at the public hearing and during the 30-day comment period. Public comments and responses are shown in **Appendix E – Public Comment and Response**.

### NEEDS SURVEY

A housing and community needs survey was available from August 1, 2009 to November 6, 2009. ADOH posted the survey on their website, issued a press release calling residents to take the survey, and sent email blasts to housing service providers, local governments, and the public. The survey was also available in Spanish and in hard copy form at ADOH office. The survey asked a number of questions related to housing, community facilities, homeless, public services, special needs housing, public assets, and economic development. Respondents were also asked about the challenges they saw Arizona facing over the next five years.

In total, the survey received 213 responses. A detailed report on the conclusions of the Community Needs Survey is provided in **Appendix F – Community Needs Survey**.

## III. COMMUNITY NEEDS

This section of the State of Arizona 2010–2014 Consolidated Plan contains a community profile that addresses physical, social, economic, and demographic trends. This section identifies housing needs, especially for low-income households, and serves as the basis for determining the housing and community development needs and strategies for the State of Arizona. A description of the characteristics of the housing market, including supply, demand, condition, cost of housing, and special needs housing, is included in this section.

### METHODOLOGY

Between 2000 and 2010, economic conditions changed dramatically in the nation and in Arizona, moving from fast-paced economic expansion to an extended recession. As such, while a Consolidated Plan would normally include data from the U.S. Decennial Census, the 2000 Census data no longer provides an accurate depiction of current demographic trends. For this Consolidated Plan, the most recent reliable data is used and comes from a wide range of federal, state, and regional sources. Where relevant, changes between 2000 and 2009 are shown with 2000 Census data and available recent data. Only when more recent data is not available is 2000 Census data used.

Data is analyzed specifically for the State of Arizona, where applicable, and then further broken down by Council of Government (COG) regions and by counties. A COG is a public organization encompassing one or more counties and their cities as a regional community. Each COG serves the local governments and the citizens in its region. The purpose of a COG is to foster a regional focus by emphasizing long-range planning and coordination of services and activities. The state is divided into the six COG regions as listed and shown on the map (see **Figure A**).

The six COG regions are as follows:

- Central Arizona Association of Governments (CAAG)
  - Gila County
  - Pinal County
- Maricopa Association of Governments (MAG)
  - Maricopa County
- Northern Arizona Council of Governments (NACOG)
  - Yavapai County
  - Coconino County
  - Navajo County
  - Apache County
- Pima Association of Governments (PAG)
  - Pima County
- SouthEastern Arizona Governments Organization (SEAGO)

### III. COMMUNITY NEEDS

- Graham County
- Greenlee County
- Cochise County
- Santa Cruz County
- Western Arizona Council of Governments (WACOG)
  - Yuma County
  - La Paz County
  - Mohave County

Figure A  
COG Regions





# III. COMMUNITY NEEDS

## BACKGROUND

The State of Arizona has a colorful history that includes diverse people, sweeping landscapes, and historic events that defined the Old West. For much of the 20th century, most of Arizona's economy and its communities revolved around mining and agriculture. On February 14, 2012, Arizona will celebrate 100 years as the 48th state in the Union, and as such is still a relatively new, undeveloped state in many respects.

Today, Arizona still produces a majority of the country's copper but has also become known for the manufacturing of electrical, aeronautical, and communications-based products. Much of the state also relies heavily on tourism as an industry. In the past decade or more, Arizona has experienced significant growth in residential construction to accommodate a growing population. As a result of the reliance on tourism and the building industry, the economic recession experienced nationwide has been especially felt in Arizona.

Over the last ten years, Arizona has experienced some dramatic changes. In 2009, the State's population was estimated to be just under 6.7 million people, an increase of more than 25 percent since 2000. More than three-quarters of the state's total population lives in urban areas. About 5 million people reside in the Phoenix and Tucson metropolitan areas. Arizona's growth is expected to continue, albeit at a much slower rate.

In early 2010, the unemployment rate hovered near 10 percent, Arizona led the nation at second in its foreclosure rate, and the heyday of the construction industry leading the state's economy is past. Arizona's state budget has suffered significantly with historic budget and service reductions. In the past two years alone, ADOH has contributed more than \$50 million in housing funds to assist with the state's General Fund budget deficit. Most significant of those losses is the permanent loss of funding to the state's Housing Trust Fund. The Housing Trust Fund was once funded at 55 percent of unclaimed property proceeds (which provided about \$30 million annually), but the fund has now been capped at \$10.5 million per year and could be further reduced if the economy does not improve. Arizona still continues to deal with housing and community development issues brought about by unprecedented growth since 2000, as well as emerging issues like high foreclosure rates.

## DEMOGRAPHIC PROFILE

The demographic profile provides detailed information on the population, age, and racial/ethnic composition of the State of Arizona, as well as anticipated future changes. Information on employment trends is also included in this section.

### STATEWIDE POPULATION

Arizona's population was estimated at 6,683,129, according to the Arizona Department of Commerce population estimates (July 2009). Arizona's population growth rate has varied widely with the economic cycle, but averaged growth of close to three percent per year. However, since 2006, Arizona's population growth has slowed to less than the average annual rate.

Arizona's total population is overwhelmingly situated in urban areas. About 81 percent of Arizona residents live in the Phoenix and Tucson metropolitan areas (ACS, 2006-2008).

### POPULATION BY COUNTY

The greatest population change between 2000 and 2009 occurred in Pinal County, which had an increase in population of 98 percent. Six other counties saw population increases of greater than 20 percent during the

## III. COMMUNITY NEEDS

same period (U.S. Census, Arizona Department of Commerce). Greenlee County had the smallest total population percentage change (1.6 percent).

**Table 2** shows each county's population in 2000 and 2009, and the rate of growth between those two years.

**Table 2**  
**Population Change by County, 2000–2009**

Area	2000 Population	2009 Population	Percentage Change
<b>Arizona</b>	5,130,632	6,683,129	30.3%
<b>WACOG</b>			
La Paz County	19,715	21,616	9.6%
Mohave County	155,032	206,763	33.4%
Yuma County	160,026	205,940	28.7%
<b>WACOG Total</b>	<b>334,773</b>	<b>434,319</b>	<b>29.7%</b>
<b>MAG</b>			
Maricopa County	3,072,149	4,023,331	31.0%
<b>MAG Total</b>	<b>3,072,149</b>	<b>4,023,331</b>	<b>31.0%</b>
<b>NACOG</b>			
Apache County	69,423	76,668	10.4%
Coconino County	116,320	136,735	17.6%
Navajo County	97,470	115,420	18.4%
Yavapai County	167,517	228,494	36.4%
<b>NACOG Total</b>	<b>450,730</b>	<b>557,317</b>	<b>23.6%</b>
<b>CAAG</b>			
Gila County	51,335	57,204	11.4%
Pinal County	179,727	356,303	98.2%
<b>CAAG Total</b>	<b>231,062</b>	<b>413,507</b>	<b>79.0%</b>
<b>PAG</b>			
Pima County	843,746	1,018,012	20.7%
<b>PAG Total</b>	<b>843,746</b>	<b>1,018,012</b>	<b>20.7%</b>
<b>SEAGO</b>			
Cochise County	117,755	140,263	19.1%
Graham County	33,489	39,792	18.8%
Greenlee County	8,547	8,688	1.6%
Santa Cruz County	38,381	47,900	24.8%
<b>SEAGO Total</b>	<b>198,172</b>	<b>236,643</b>	<b>19.4%</b>

Source: 2000: U.S. Census (SF3)

2009: Arizona Department of Commerce – Population Statistics Unit (Population Estimates for Arizona's Counties, Incorporated Places and Balance of County)

### AGE

Age distribution is an important factor in predicting current and future housing and social service needs. Two primary populations of interest are youth (age 19 and under) and seniors (age 65 and older). These populations tend to have higher housing and social service needs than middle-aged adults.

### III. COMMUNITY NEEDS

As of 2008, youth made up 29 percent of the state’s population and seniors comprised 13 percent (ACS). Arizona’s percentage share of each remained similar from 2000 to 2008. Please see **Table 3** for 2000 and 2008 populations by age.

The largest segment of the state’s population was middle-aged adults. The median age in Arizona was 34.2 in 2000, rose to 35.0 years in 2008, and is projected to be 36.2 by 2014 (U.S. Census, ACS, Environmental Systems Research Institute (ESRI)). This indicates an aging population.

By 2014, 15.3 percent of Arizona residents will be age 65 or older (ESRI). By 2020, an estimated 20 percent of Arizona’s population will be over 60 years of age, compared to 17 percent in 2003. For those over the age of 60, the fastest-growing age group is persons over 85 years of age (Arizona Department of Economic Security, Five-Year Strategic Plan FY 2010–2014).

The 2000s saw a significant increase in population for many age groups, with a more than 50 percent increase in persons aged 55–59 and 85 and over. Because the percentage share of each age group remained relatively static, the growth in these populations can largely be attributed to the growth of Arizona’s population overall.

Given the significant economic downturn of the last few years, projections of population trends may not be reliable at this time. However, it does seem evident that as the state’s middle-aged and senior populations grow older, senior housing, assisted care, long-term-care housing, and supportive services will be in demand to meet increasing senior needs. Similarly, as the state’s youth population increases and ages, there will need to be an emphasis on youth services and affordable starter homes.

**Table 3**  
**Population by Age, 2000–2008**

Age	2000 Population	Percentage Share	2008 Population	Percentage Share	Percentage Change 2000 to 2008
Under 5	377,908	7.4%	500,031	7.9%	32.3%
5–9	394,937	7.7%	453,626	7.2%	14.8%
10–14	378,451	7.4%	447,354	7.1%	18.2%
15–19	360,694	7.0%	436,007	6.9%	20.8%
20–24	362,458	7.1%	424,896	6.7%	17.2%
25–34	739,977	14.4%	912,910	14.4%	23.3%
35–44	783,041	15.3%	863,838	13.6%	17.0%
45–54	626,685	12.2%	824,021	13.0%	31.4%
55–59	236,416	4.6%	355,325	5.6%	50.2%
60–64	202,458	3.9%	300,211	4.7%	48.2%
65–74	365,677	7.1%	423,403	6.7%	15.7%
75–84	234,025	4.6%	300,118	4.7%	28.2%
85+	67,905	1.3%	102,212	1.6%	50.5%
Total Population	5,130,632		6,343,952		

Source: 2000: US Census (SF3, Table P8)

2008: 2006–2008 American Community Survey (ACS)

Note: The 2008 population estimate is derived from the 2006–2008 ACS data, which is different from the 2009 Arizona Department of Commerce estimates used in Table 2.

# III. COMMUNITY NEEDS

## SENIOR POPULATION

Of Arizona's counties, Maricopa County had the highest number of seniors, primarily because Maricopa County was by far the largest county in the state. However, seniors represented a larger proportion of the population in other areas. The county with the highest proportion of seniors was La Paz County, where seniors make up 32 percent of its total population, followed by Yavapai County (22 percent) and Gila County (21 percent). **Table 4** provides a breakdown of total senior population and percentage by county.

Counties with the highest proportion of seniors face an increased need for senior housing and social services.

**Table 4**  
**Senior Population by County**

County	Total Population of Seniors	Percentage of Population
Apache	7,524	10.8%
Cochise	21,756	17.0%
Coconino	10,086	7.9%
Gila	11,158	21.5%
Graham	4,480	12.8%
Greenlee*	841	9.8%
La Paz	6,408	32.0%
Maricopa	433,127	11.2%
Mohave	41,122	21.1%
Navajo	13,123	11.8%
Pima	147,995	14.9%
Pinal	40,216	13.5%
Santa Cruz	5,355	12.6%
Yavapai	47,796	22.6%
Yuma	34,853	18.4%
ARIZONA	825,733	13.0%

*Source: 2006–2008 American Community Survey (ACS)*

*Note: Data for Greenlee County was unavailable from ACS due to the county's population size of less than 20,000 persons; therefore the 2000 Census was used for this county.*

## YOUTH POPULATION

A little less than a third of Arizona's population was youth age 19 and under. As with seniors, Maricopa County had the highest number of youth, a factor of its large total population. The counties with the highest proportion of youth were Greenlee (34 percent), Apache (31 percent), Santa Cruz (31 percent), and Navajo (30 percent). As a result of the higher proportion of youth in these counties, youth services may be a higher priority, as would ensuring an adequate number of housing units sized appropriately for families with children.

# III. COMMUNITY NEEDS

**Table 5  
Youth Population by County**

County	Total Population of Youth	Percentage of Population
Apache	21,813	31.3%
Cochise	31,056	24.3%
Coconino	32,905	25.9%
Gila	12,011	23.2%
Greenlee*	2,876	33.6%
Graham	9,244	26.5%
La Paz	3,690	18.4%
Maricopa	1,057,733	27.4%
Mohave	43,361	22.2%
Navajo	33,707	30.4%
Pima	236,865	23.8%
Pinal	77,038	25.8%
Santa Cruz	13,066	30.8%
Yavapai	42,330	20.0%
Yuma	54,041	28.5%
ARIZONA	1,670,983	26.3%

*Source: 2006–2008 American Community Survey (ACS)*

*Note: Data for Greenlee County was unavailable from ACS due to the county's population size of less than 20,000 persons; therefore 2000 Census data was used for this county.*

## HOUSEHOLD PROFILE

The type, size, and composition of households can affect housing and service needs. A household is made up of all persons who occupy the housing unit. Occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. Family households are those in which the householder is related to at least one other member of the household by birth, marriage, or adoption.

Across the state, most households comprise at least two people. The remaining households are non-family households of two or more persons or single-person households. In 2008, Arizona had 2,250,241 total households, and this is projected to increase to 2,744,881 households in 2014 (ACS, ESRI). In 2008, the average household size in Arizona was 2.77 persons (ACS).

- 27.2 percent (614,007) were single-person households, a 3 percent increase from 2000 to 2008.
- 72.7 percent (1,636,234) were two or more person households, a 3 percent decrease from 2000 to 2008. Of the total households with two or more persons:

## III. COMMUNITY NEEDS

- 65.9 percent (1,483,518) were family households.
- 34.0 percent (766,723) were non-family households.
- Of the 1,483,518 total households with two or more persons:
  - 74.6 percent are married-couple families. Of the married-couple families, 41.6 percent have children under age 18.
  - 25.3 percent are single-parent families (both male-headed and female-headed). From 2000 to 2008, there was a 2.9 percent increase in the number of single-parent households.
    - 58.8 percent (220,869) are single-parent families with children under age of 18.
    - The majority of the single-parent households are female.
  - Households with one or more persons 65 years and over make up 24.9 percent (560,537) of all households.
    - 35.7 percent are one-person households.
    - 64.2 percent are households made up of two or more persons.
    - Of all seniors, 7.2 percent are males living alone and 17 percent are females living alone.
    - A little more than two percent of seniors live in institutional settings (such as nursing homes).
    - About three percent of senior households (17,713) have one or more grandchild living with them for whom they are responsible.

### Female-Headed Households

- Single-parent households are likely to have special needs for housing. Some of the considerations for a single-parent household include the need to have day care, recreation activities, and access to public transportation in close proximity to housing. Generally, women earn less than men in comparable occupations and therefore may need additional assistance.
- Of Arizona's 376,200 single-parent households, 69.5 percent are female-headed households (ACS).
- About 40 percent of female-headed families with children live in poverty.

### Housing and Social Service Needs

The household profile data shows that about one-quarter of family households are headed by a single-parent. Single-parent households tend to be lower-income than two-parent households. As a result, they are likely to encounter more difficulty affording housing, childcare, and other expenses, and may benefit from additional affordable housing opportunities and social service programs, including childcare.

# III. COMMUNITY NEEDS

The high percentage of female-headed households with children living in poverty suggests a need for additional resources for this particular population. Potential opportunities include job training or education, childcare assistance, food assistance, and affordable housing.

Seniors living alone also comprise a sizable population. As they age, they may benefit from supportive services that help them to stay in their homes. Seniors who live alone typically live on one income, and therefore may experience difficulty finding adequate affordable housing.

## EDUCATION PROFILE

Education level plays a critical role in determining the income level of a household. Based on the 2006–2008 ACS data, the education level of residents 25 years or older was as follows:

- 24.4 percent of residents have attended some college but have no degree.
- 23.9 percent had obtained an associate or bachelor’s degree.
- 9.2 percent had earned a master’s, professional school, or doctorate degree.
- 26.1 earned a high school diploma or equivalent.
- 16.3 percent have a 12<sup>th</sup> grade education or less.

Educational attainment does not differ significantly between men and women.

## EMPLOYMENT TRENDS

In September 2009, the U.S. Bureau of Labor Statistics issued a report of states with statistically significant employment changes from August 2008 to August 2009, as seasonally adjusted. Over that year, nonfarm employment decreased in 49 states. Overall, Arizona was one of the states that had the largest year-over-year percentage decreases (-7.4 percent). Arizona’s unemployment rate during the same period increased from 5.9 percent to 9.1 percent. Job growth trends have not been positive: in 2006, Arizona was ranked second in the nation for job growth, in 2007 fell to 22nd, and in 2008 was ranked 47th. In 2009, Arizona fell to 49th in job growth compared to other states.

According to ACS data taken from the 2006-2008 period, over 2.8 million Arizona residents aged 16 and older were in the labor force. **Table 6** shows the types of occupations held by Arizona residents, of which nearly 60 percent were employed in managerial/professional and sales and office occupations. Construction, extraction, and maintenance employees made up almost 12 percent of the labor force.

**Table 6**  
**Occupations of Arizona Residents, 2008**

Occupation Category	Number	Percentage
Managerial/Professional	941,755	32.9%
Service Occupations	520,304	18.2%
Sales and Office Occupations	772,564	27.0%
Farming, Fishing, and Forestry Occupations	14,530	0.5%
Construction, Extraction & Maintenance Occupations	337,310	11.8%

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Occupation Category	Number	Percentage
Production, Transportation, & Material Moving	273,749	9.6%
Total Employed Persons	2,860,212	100.0%

Source: 2006–2008 American Community Survey (ACS)

According to the Arizona Workforce Informer, Arizona’s unemployment rate was 9.2 percent (seasonally adjusted) in January 2010, a 2.0 percent increase over the rate in January 2009. Arizona’s unemployment rate was slightly lower than the national average of 9.7 percent in January 2010. Yuma County had the highest unemployment rate of 27.0 percent (largely due to seasonal employment), followed by Mohave County (9.9 percent) and Yavapai County (9.3 percent).

Arizona experienced significant housing value declines between 2005 and 2009. These declines caused a financial crisis and significant setback to Arizona’s economy, for which housing construction was a significant economic driver between 2001 and 2006. According to the Arizona Department of Commerce’s Workforce Forecast for the 2009-2010 period, about 195,800 nonfarm jobs (7.5 percent of all jobs) will be lost in 2009 and 2010. Most of the job losses were anticipated to happen in 2009.

**Table 7** shows a projection of Arizona sector employment average year-over-year change. Construction jobs have had the most significant decline and that trend is expected to continue. The only sector showing growth in 2009 and 2010 is education and health services.

**Table 7**  
Industry Employment Average Annual Growth Rate, 2008-2010

Sector	2008 Actual	2009 Forecast	2010 Forecast
TOTAL NONFARM	-2.1%	-6.8%	-0.7%
Manufacturing	-4.0%	-6.4%	-2.5%
Natural Resources/ Mining	17.4%	-15.4%	-3.2%
Construction	-16.5%	-26.6%	-8.4%
Trade/Transportation/Utilities	-2.4%	-7.6%	0.3%
Information	-0.9%	-6.8%	-4.1%
Financial Activities	-4.2%	-4.4%	-1.0%
Professional and Business Services	-4.4%	-11.1%	0.0%
Education and Health Services	4.6%	0.2%	1.8%
Leisure and Hospitality	-1.5%	-4.7%	-0.8%
Other Services	1.1%	-6.0%	-1.0%
Government	3.0%	-1.1%	-0.6%

Source: Arizona Workforce Forecast, Arizona Department of Commerce, October 2009

Comparing the labor force population and unemployment rates for Arizona counties, as shown below in **Table 8**, Yuma and Greenlee have the highest rates of unemployment (both greater than 17 percent). Unemployment rates are average rates for a year, and therefore are not subject to seasonal adjustment.



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Cochise and Coconino counties have the lowest unemployment rates (below 8 percent). Unemployment rates are significantly higher in most rural areas than in Phoenix and Tucson metro areas.

**Table 8**  
**Labor Force and Unemployment by County, 2009 Average**

County	Persons in Labor Force	Persons Employed	Unemployment Rate
Apache	23,000	19,625	14.6%
Cochise	63,225	58,575	7.4%
Coconino	75,500	69,700	7.7%
Gila	23,325	20,900	10.4%
Graham	15,200	13,075	14.0%
Greenlee	4,400	3,650	17.4%
La Paz	7,775	7,050	9.1%
Maricopa	1,978,900	1,815,000	8.3%
Mohave	92,100	82,500	10.4%
Navajo	41,200	35,375	14.1%
Pima	489,200	448,700	8.3%
Pinal	124,425	110,275	11.4%
Santa Cruz	18,425	15,725	14.6%
Yavapai	99,200	89,800	9.5%
Yuma	86,700	68,200	21.2%
ARIZONA	3,142,575	2,858,150	9.1%

Source: *Arizona Workforce Informer*, Arizona Department of Commerce, 2009

## RACE/ETHNICITY

Race and ethnicity play an important role in planning for housing and community development in the state. Different cultures may have different preferences that affect the type of housing needed. The racial/ethnic breakdown within regions may also affect the type of services that are needed.

Arizona has a diverse racial and ethnic population. Over one-quarter of the state’s population (29.5 percent) is Hispanic or Latino, while the majority of Arizona’s population is white (58.9 percent). The most significant non-white subgroups in Arizona are American Indian/Alaskan Native (4.1 percent), Black or African American (3.4 percent), and Asian (2.3 percent).

**Table 9** shows the racial/ethnic breakdown for each COG and for the state. The information presented for each COG is its individual racial/ethnic breakdown and is not a percentage of the total state number.

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**Table 9**  
**Race/Ethnicity for Arizona and by COG**

Race/Ethnicity	Arizona		WACOG	MAG	NACOG	CAAG	PAG	SEAGO
	Number of Persons	Percentage Share	Percentage Share	Percentage Share	Percentage Share	Percentage Share	Percentage Share	Percentage Share
White	3,734,983	58.9%	60.4%	59.5%	58.8%	59.5%	57.5%	50.4%
Black or African American	213,996	3.4%	1.2%	4.1%	0.8%	2.9%	3.1%	2.9%
American Indian and Alaska Native	262,372	4.1%	1.7%	1.6%	26.9%	6.5%	2.5%	3.0%
Asian	145,208	2.3%	0.9%	2.8%	0.7%	1.2%	2.3%	1.2%
Native Hawaiian and Other Pacific Islander	8,940	0.1%	0.1%	0.2%	0.1%	0.2%	0.1%	0.1%
Some other race	10,615	0.2%	0.2%	0.2%	0.1%	0.2%	0.2%	0.2%
Two or more races	92,640	1.5%	1.9%	1.4%	1.5%	1.5%	1.6%	1.9%
Hispanic persons (all races)	1,871,654	29.5%	33.7%	30.3%	11.1%	27.9%	32.7%	40.4%
TOTAL	6,340,408	100%	404,304	3,862,036	519,271	350,809	994,244	209,744

Source: 2006–2008 American Community Survey (ACS).

Note: Data for Greenlee, Santa Cruz, and La Paz counties was unavailable from ACS and therefore 2000 Census data was used for these counties.

The majority of persons of Hispanic descent resided in the SEAGO region. Within that region, Santa Cruz County had the highest percentage of Hispanic persons, with 80.9 percent Hispanic persons. However, Cochise County had the highest number of Hispanic persons (40,165 Hispanic persons).

The majority of persons of African American or Black descent resided in the MAG (4.1 percent) and PAG (3.1 percent) regions.

The majority of persons of American Indian and Alaskan Native descent resided in the NACOG region (26.9 percent). Within that region, both the highest number and the highest proportion of American Indian and Alaskan Native persons resided in Apache County, with a total of 51,055 persons or 73.2 percent of the County population.

## Geographic Concentrations of Racial and Ethnic Subpopulations

A racial or ethnic concentration is considered to exist when a racial or ethnic group's percentage in a certain area is greater than that of the group's overall population percentage in the community. For the State of Arizona, a high concentration is considered to exist when the group's population in an area is at least 10 percentage points higher than the group's percentage representation in the state as a whole. For a visible representation of racial and ethnic concentrations by county, refer to **Appendix G – Racial and Ethnic Concentration Maps**. A short summary of the conclusions for each County is presented in the Appendix.

Areas of highest minority concentrations were along Arizona's border with Mexico and on Arizona's 22 Native American reservations. Minorities other than Hispanics and Native Americans were rarely found to be concentrated.

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## LOW-INCOME HOUSEHOLDS

Most federally funded housing and community development programs are made available to eligible low-income households. Low-income as defined in this Plan means households with annual incomes at or below 80 percent of the area median income (AMI), adjusted for household size. Annually, HUD updates these income limits for each county in the nation (see Appendix A – Income Limits). Areas of the state that are primarily residential and consist of at least 51 percent low-income households are considered to be low-income areas.

Overall, 42.4 percent of Arizona’s residents were estimated to be low-income in 2009. Almost 75 percent of the state’s low-income residents lived in Maricopa and Pima counties, as shown in **Table 10**. However, the proportion of low-income persons in these counties is less than the state average. Apache, Mohave, and Pinal counties have the highest percentage of low-income residents, all above 51 percent. Greenlee and Yavapai counties have the lowest percentage of low-income residents.

Data on low-income populations is available at the Maps in **Appendix H – Low-Income Area Maps** depict the areas in each county that have at least 51 percent low-income populations.

**Table 10**  
**Population in Low-Income Areas by County, 2009**

County	Number	Percentage of Low-Income Persons in County	Percentage of State Total
Apache	39,655	58.2%	2.6%
Cochise	45,772	40.8%	1.6%
Coconino	49,540	43.8%	2.5%
Gila	21,091	41.8%	0.6%
Graham	13,876	45.9%	0.3%
Greenlee	3,058	35.9%	0.1%
La Paz	9,491	48.8%	0.2%
Maricopa	1,230,699	40.7%	58.4%
Mohave	86,521	56.2%	4.9%
Navajo	46,810	49.2%	2.2%
Pima	344,743	42.0%	16.5%
Pinal	88,316	53.7%	4.9%
Santa Cruz	18,391	48.2%	0.8%
Yavapai	63,932	39.0%	1.4%
Yuma	64,567	41.9%	2.8%
ARIZONA	2,126,462		

Source: HUD, *Low and Moderate Income Summary Data, 2009*.

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### SPECIAL NEEDS POPULATIONS

Special needs populations may have difficulty finding housing or require specialized services to access housing and/or assistance to maintain their quality of life. Due to their circumstances, these population groups are statistically more likely to have low-incomes. Special needs groups recognized by the U.S. Department of Housing and Urban Development (HUD) include the elderly, frail elderly, persons with disabilities, large households, female-headed households, persons with substance abuse problems, persons experiencing homelessness, victims of domestic violence, and persons with HIV/AIDS.

#### ELDERLY AND FRAIL ELDERLY

- In 2008, Arizona had a total of 825,733 elderly residents (ages 65 and older), representing 13 percent of the total population (ACS). There was a high correlation between age and disability. The state's overall proportion of seniors with disabilities (frail elderly) was 39.7 percent. The percentage of seniors with a disability for individual counties was close to the statewide percentage (within 5 percentage points), except in Apache County where 63.0 percent of seniors were disabled, Greenlee County (52.3 percent), and Navajo County (50.2 percent).
- Of all the disabilities tallied in the state in 2006 (the most recent year for which ACS disability data was available), elderly persons reported the following types of disabilities:
  - 16 percent had a sensory disability.
  - 29 percent had a physical disability.
  - 11 percent had a mental disability.
  - 9 percent had a self-care disability.
  - 6 percent had a go-outside-home disability.
- Elderly households made up a total of 494,795 (22 percent of all households). Of elderly households, 83.6 percent owned their homes and 16.3 percent rented, as of 2008 (ACS).
- About 8.4 percent of elderly persons live at or below the poverty level. Female seniors are somewhat more likely to suffer from poverty than male seniors.
- In September 2009, there were 1,932 licensed assisted living facilities and 138 licensed nursing and skilled nursing facilities in the state (Arizona Department of Health Services, Division of Licensing Services).
- Many elderly persons live on fixed incomes, such as Social Security or pensions, and may have difficulty affording housing. This is especially true for seniors below or near the poverty level. Additional housing and facilities are needed to meet the needs of low-income seniors.
- The percentage of elderly persons with a disability is high, more than one third of all seniors. Additionally, many disabled persons report more than one disability. The frail elderly are in need of supportive service programs to allow them to stay in their homes. They also need accessible housing resources, including rental housing and programs to assist them with making accessibility modifications to their homes.

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## PERSONS WITH DISABILITIES

- Of Arizona residents aged five years and older, 796,382 persons had a disability in 2006, the most recent year for which detailed disability data is available (ACS).
- Of Arizona's population, 14.2 percent reported one or more disabilities. Going-outside-home disabilities were the most common, followed by physical disabilities and employment disabilities. Below are the percentage of the state's population aged five years and older reporting various types of disabilities:
  - 9.3 percent had a disability that prevented them from going outside the home.
  - 9.1 percent had a physical disability.
  - 6.4 percent had a disability that affected employment.
  - 5.3 percent had a mental disability.
  - 4.3 percent of the population had a sensory disability.
  - 2.7 percent had a self-care disability.
- The percentage of persons suffering from disabilities is likely to rise as middle-aged adults ("baby boomers") age and encounter health problems.
- As of July 2008, Arizona residents included approximately 75,392 adults with general mental health/substance abuse disabilities and 36,813 adults with a serious mental illness (Arizona Department of Health Services). The Arizona Department of Health Services, Division of Behavioral Health Services, provides a delivery system of behavioral health services to persons who have special needs due to the serious nature of their behavioral health disorder. One such group is persons with serious mental illness. Without receiving appropriate care, these persons are at high risk for further deterioration of their physical and mental condition, increased hospitalizations, and potential homelessness and incarceration.
- The primary needs for disabled persons are affordable and accessible housing, as well as supportive services to help maintain quality of life. Accessibility improvements in public and private spaces are also needed. Affordable health care located in their communities is also a priority for this population.

## LARGE FAMILIES

A large family is defined as a household with five or more persons. A unit suitable for a large family should have at least three bedrooms to avoid an overcrowding situation, which is defined as no more than one person per room (excluding kitchens, bathrooms, and hallways). Large households are considered a special needs group due to their potential difficulty locating and affording adequately sized housing. Overcrowding is a concern for this group because overcrowded units tend to deteriorate more quickly and have a greater number of health and safety issues.

- Arizona households with five or more persons made up 11.3 percent (255,050) of all households (ACS). Most counties had a similar proportion of large households compared to the statewide percentage. However, Navajo (20.2 percent), Santa Cruz (16.4 percent), Apache (16.2 percent), Graham (16.0 percent), and Yuma (15.3 percent) counties had significantly higher proportions of large households compared to the state as a whole.

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- Of those households with five or more persons, most counties had more owner-occupied than renter-occupied households, roughly in proportion to the statewide percentages, with 171,300 (67.2 percent) owner-occupied and 83,750 (32.8 percent) renter-occupied. However, in Apache and Santa Cruz counties, 75 percent of large family households owned their homes.

### Housing Available to Large Families

Among all occupied housing units in Arizona, 11 percent had one bedroom, 27 percent had two bedrooms, 39 percent had three bedrooms, and 18 percent had four bedrooms (ACS). Larger units were more likely to be owner-occupied. Among owner-occupied housing units, 21.7 percent had two bedrooms, 45.6 percent had three bedrooms, and 22.7 percent had four bedrooms. Among renter-occupied housing units, 25.6 percent had one bedroom, 38.2 percent had two bedrooms, 24.1 percent had three bedrooms, and 7.2 percent had four bedrooms.

To accommodate a large family, a unit should have at least three bedrooms. There were approximately 1,361,877 housing units with three or more bedrooms and 255,050 households of five or more persons.

While there was not a shortage of adequately sized units for owner-occupied housing, there does appear to be a slight need for rental housing appropriate for households with seven or more persons, which would be a unit with five or more bedrooms, to avoid overcrowded conditions.

- A unit-to-household comparison reveals the need for larger rental units for families with seven or more persons. There are 46,390 five-person renter households and 171,993 three-bedroom rentals (assuming two common rooms plus three bedrooms equals five rooms), 21,831 six-person renter households and 51,776 four-bedroom rentals, and 15,529 seven-person households and 8,171 units with five or more bedrooms. Although there are more large rental units available than there are large families, not all large rental units are occupied by large families. Very large renter households (seven or more persons) require more rental units with five or more bedrooms.
- The majority of larger rental units rent at market rate. Market-rate rents for larger units are likely to be unaffordable to low-income large families. Owner-occupied (for-sale) housing is available in a range of prices and sizes throughout the state; however, there is a correlation between number of bedrooms and price, with larger units typically being more expensive. In addition to the need for larger and more affordable rental units, low-income large families are likely to benefit from programs that help make larger for-sale units affordable to them.

### ALCOHOL/SUBSTANCE ABUSE

#### Alcohol Abuse

According to the Alcohol Abuse Vital Statistics tables compiled by the Arizona Department of Health Services, 15,466 persons visited the emergency room for alcohol abuse in 2008.

A large percentage of the total emergency room visits for alcohol abuse occurred in Maricopa (42.5 percent) and Pima (22.9 percent) counties. Excluding these two counties, residents of Coconino (24.7 percent), Navajo (15.2 percent), Yavapai (12.7 percent), and Pinal (12.0 percent) counties make up the majority of emergency room visits for alcohol abuse.

Overall, 24,892 persons were discharged from inpatient care for alcohol abuse-related illnesses. Maricopa and Pima counties also show the highest percentage share of alcohol abuse-related inpatient discharges. When those two counties are excluded, Pinal (20.4 percent), Mohave (15.3 percent), Yavapai (12.8 percent), and Navajo (10.1 percent) counties had the highest shares of inpatient discharges for alcohol abuse.

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### Drug Abuse

Again excluding Maricopa and Pima counties, Pinal (27.1 percent), Mohave (16.9 percent), Yavapai (12.3 percent), and Yuma (8.8 percent) counties had the highest incidences of inpatient discharges related to drug abuse in 2008 (Arizona Department of Health Services).

Among all persons visiting the emergency room for drug abuse, 20.6 percent occurred in Pinal County, 13.9 percent in Cochise, 13.0 percent in Yavapai, and 11.7 percent in Mohave County. Excluding the counties of Maricopa and Pima, Pinal County had the highest percentage share of alcohol and drug abuse-related inpatient discharges as well as the highest percentage of people visiting the emergency room for drug abuse.

### Substance Abuse Treatment Programs

In December 2009, the Arizona Department of Health Services' Division of Behavioral Health Services (DBHS) conducted an assessment of its substance abuse treatment programs. During state fiscal year 2009, approximately \$128.5 million was spent providing treatment for over 69,000 adults and children enrolled with DBHS for substance abuse or dependence conditions. DBHS data indicates that:

- Nearly 94 percent of those in the substance abuse treatment population were adults.
- Approximately 40 percent of all substance abuse treatment recipients were located in Maricopa County.
- Of all substance abuse treatment recipients, 44 percent were self-referrals, meaning they decided to enroll on their own or on the recommendation of friends or family.
- Nearly 19 percent of individuals treated for substance abuse had a co-occurring serious mental illness (such as schizophrenia or obsessive-compulsive disorder), while 26 percent had a co-occurring general mental health disorder (such as mild to moderate depression).
- Alcohol was noted as a primary substance for 39 percent of all consumers; however, marijuana was listed as the primary substance for 73 percent of children and adolescents in treatment.

In fiscal year 2009, DBHS reported significant improvements in substance abuse treatment capacity and service innovations, including:

- Increasing access to and use of child and adolescent substance abuse treatment in Maricopa County.
- Enhancing the monitoring of substance abuse treatment service utilization.
- Coordinating with other state agencies to promote substance abuse treatment throughout the state.
- Increasing the use of evidence-based practices in substance abuse treatment delivery.

DBHS noted improvements in five monitored outcome domains: employment, housing, criminal activity, abstinence from alcohol, and abstinence from other drugs. Employment for this population increased by 2 percent, while the number of consumers being arrest-free increased by 4.7 percent at discharge. Additionally, those consumers reporting living in a stable housing environment increased by 0.5 percent, and abstinence from alcohol and drug use increased by 4.2 percent and 3.7 percent, respectively.

One of the areas of improvement in substance abuse treatment that had the smallest increase in success was stable housing environment. Access to stable housing for persons leaving substance abuse treatment is a need.

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### PERSONS WITH HIV/AIDS

The Arizona Department of Health Services has tracked the emergence and demographics of HIV and AIDS infections in the state since 1981, when the first case was reported. The following information was taken from the Office of HIV/AIDS 2006 and 2009 Annual Reports, unless otherwise noted.

- Since HIV/AIDS was first reported, 19,414 cases of HIV infection were reported to the ADHS and 19,179 were confirmed cases. Most of these (15,480) were emergent in Arizona, meaning they were new infections. A little more than 7,500 of persons infected have died (2006). The 2009 Annual Report indicates that new cases of HIV/AIDS are declining.
- As of 2009, the state had an estimated 6,983 persons living with HIV, and 6,439 with AIDS. This is a prevalence rate of about 212 of every 100,000 persons. An increase in prevalence over a five-year period was largely due to the improved quality of treatment options available, which extend the lives of some people with HIV.
- Within the next five years, it is likely that the population living with AIDS will surpass the population diagnosed with HIV but not AIDS.
- About 85 percent of HIV/AIDS cases and 82 percent of emergent infections occur in urban counties, which have 76 percent of the state's population. Of the rural counties, only Pinal experienced an increase in HIV/AIDS incidence. Pinal County also has the highest rate of infection among the rural counties. This is primarily due to the fact that Pinal County has several correctional facilities, many of which house prisoners from outside the area.
- The incidence of HIV/AIDS cases was reflective of the racial and ethnic makeup of the state with the exception of non-Hispanic blacks, who experience infection at a much higher rate than other ethnic groups (632 cases per 100,000 persons).
- Two groups carry the highest risk of HIV infection: non-Hispanic black women and prisoners in the state Department of Corrections. In 2006, HIV infection among non-Hispanic black women was 17 times greater than the rate among white non-Hispanic women. Trend data suggested emergent rates among these women may be rising. Reported rates for prisoners were four times the state average.
- Although treatments options for both HIV and AIDS have significantly improved in recent years, persons living with HIV/AIDS still have many special needs. Persons with AIDS are likely to need more medical care, supportive services, and housing resources than those with HIV. The Arizona Department of Health Services funds several programs run by local agencies to help persons with HIV/AIDS, including outpatient medical care, drug co-pay assistance, home health care, mental health services, substance abuse services, nutritional counseling, and case management.
- As the population living with AIDS outpaces those living with HIV, needs include affordable housing that is accessible to transportation, medical care, and social service agencies. Although the rural areas do not have most of the cases of HIV/AIDS, serving persons in those areas may require additional coordination.

### VICTIMS OF DOMESTIC VIOLENCE

Domestic violence is a pattern of behavior that includes the use or threat of violence and intimidation for the purpose of gaining power and control over another person. Violence is characterized by physical abuse,



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sexual abuse, economic abuse, isolation, emotional abuse, control, or verbal abuse. Victims of domestic violence have special housing needs since they are in critical need of immediate housing and support services.

There are many service providers for victims of domestic violence in Arizona. According to the State of Arizona Crime Victims Services Department, there are over 40 service providers focusing on domestic violence-related issues throughout the state. Please see **Appendix I – Domestic Violence Service Providers** for a complete listing. The Arizona Coalition Against Domestic Violence (AzCADV) is the only statewide legal advocacy information hotline for victims and survivors of domestic violence. The AzCADV provides referral links to agencies that provide safety, shelter, support, legal advocacy, and information to help victims of domestic violence and their children transition from their violent situations into safe homes.

According to AzCADV, domestic violence-related deaths declined from 106 in 2000 to 83 in 2004, before rising again the following year and increasing steadily through 2008 when there were 126 deaths. As of September 21, 2009, 84 deaths related to domestic violence had been recorded in 2009.

In 2008, the Governor’s Commission for the Prevention of Violence against Women compiled statistics from police departments across the state. In that year, they found that there were 52,140 police reports generated due to a domestic violence offense or violation of an order of protection. Of those, 20,958 resulted in arrests at the scene.

Victims of domestic violence are well-served by the current service providers, which are located throughout the state in both urban and rural counties. However, additional resources may be needed in rural areas where the nearest facility may be an hour or more away.

### HOMELESS PERSONS

#### Definition

Homelessness affects many people from all social, economic, and racial backgrounds. A homeless person is defined by the McKinney-Vento Act as “a person who lacks a fixed, regular, and adequate night-time residence and has a primary night-time residency that is: (1) a supervised publicly or privately operated shelter designed to provide temporary living accommodations, such as congregate shelters, transitional housing, or welfare hotels; (2) an institution that provides a temporary residence for individuals intended to be institutionalized; or (3) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings, such as street sidewalks, abandoned buildings, parks, and subway tunnels.” This definition is used for federal programs, while the Arizona Transitional Assistance for Needy Families (TANF) definition may be used for state and local programs. That definition states that homeless means that “the participant has no permanent place of residence where a lease or mortgage agreement between the participant and the owner exists.”

The causes of homelessness include loss of employment, mental illness, substance abuse, a health crisis, domestic violence, foreclosure, or loss of familial support. Individuals or families that are homeless have a variety of special needs, including emergency shelter, counseling, job training, transitional housing, and permanent supportive housing, among others.

#### 2009 Homeless Count

The 18<sup>th</sup> Annual Report on the Current Status of Homelessness in Arizona (2009) provides detailed count information for the state’s homeless persons. The data in the report is primarily from the Arizona Department of Economic Security’s (DES) annual point-in-time shelter counts of emergency shelter and transitional housing populations and from a point-in-time count of unsheltered persons.

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The most recent statewide street and shelter point-in-time homeless count was done on January 27, 2009. This survey recorded 6,355 persons without shelter, 4,080 persons in emergency shelters, 4,390 persons in transitional housing, 627 unsheltered homeless children, and 2,664 sheltered homeless children. The greatest need for any homeless individual or family is permanent housing with supportive services.

The following information on sheltered and unsheltered homeless populations was provided by the 18<sup>th</sup> Annual Report on the Current Status of Homelessness in Arizona (2009).

### *Unsheltered Homeless*

- In 2009, 46 percent of unsheltered persons (street count) were counted in Maricopa County, 22 percent in Pima County, and 32 percent in rural counties.
- In 2009, of the total 6,355 unsheltered persons statewide, 89 percent were single individuals (69 percent were single adult males), and children and adults in families represented 11 percent of all unsheltered persons. There were a total of 324 unaccompanied youth, primarily in Maricopa, Pima, and Mohave counties.
  - In 2009, of the 2,064 homeless persons in the rural counties, Mohave (28.6 percent) and Yavapai (26.6 percent) have the highest population of unsheltered homeless persons in 2009, behind Maricopa and Pima counties.

### *Sheltered Homeless*

- In 2009, a total of 12,573 persons were counted in emergency shelters, transitional housing, and permanent supportive housing.
- In 2009, 8,470 persons were counted as sheltered homeless persons throughout Arizona, including only those in emergency and transitional facilities, and another 4,103 were counted as permanent supportive housing residents (which does not count as “homeless” under the federal definition).
- Of those counted, 51 percent were single adults, 30 percent were children (in families), 17 percent were adults in families, and less than 1 percent were youth on their own. Generally, characteristics of persons in the shelter count were unchanged from the previous year.
- Children accounted for almost one-third of all persons reported in emergency and transitional housing.
- In 2009, of the sheltered homeless persons counted, including only those in emergency and transitional facilities, 59 percent were in Maricopa County, 27 percent were in Pima County, and the remaining 14 percent were in the rural counties of Arizona.
- In 2009, 538 persons were chronically homeless were reported in emergency shelters representing 22 percent of single adults in emergency shelters. Fifty (50) percent of the chronically homeless were in Maricopa County.
- In 2009, 14 percent of sheltered homeless adults were military veterans.
- In 2009, 20 percent of sheltered homeless persons were in the shelter due to domestic violence or abuse.
- Of 5,806 homeless adults and unaccompanied youth in emergency shelter, 36 percent reported experiencing substance abuse problems, and 19 percent suffered from serious mental illness.

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### *Chronically Homeless*

HUD defines a chronically homeless person as an individual or family who is homeless and lives or resides in a place not meant for human habitation, a safe haven, or in an emergency shelter; has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least 1 year or on at least four separate occasions in the last 3 years; and has an adult head of household (or a minor head of household if no adult is present in the household) with a diagnosable substance use disorder, serious mental illness, developmental disability, post traumatic stress disorder, cognitive impairments resulting from a brain injury, or chronic physical illness or disability, including the co-occurrence of 2 or more of those conditions

- There were 440 adults chronically homeless counted in emergency shelters, and another 1,348 unsheltered persons were reported as chronically homeless in Maricopa and Pima counties. In the rural counties (balance of the state), there were 346 persons who were chronically homeless unsheltered and 98 sheltered.
- Of the 538 chronically homeless sheltered people across the state, 50 percent were in Maricopa County, 32 percent were in Pima County, and 18 percent were in the remaining 13 counties of the state.
- Statewide, chronically homeless persons represented 22 percent of single adults in emergency shelters and 32 percent of unsheltered adults, a combined 29 percent of unaccompanied homeless adults.

### *Rural Homelessness*

ADOH leads the Rural Arizona Continuum of Care (CoC) and is the grantee for the Homeless Management Information System (HMIS) project, as well as for other federal homeless programs, such as Shelter Plus Care and the Supportive Housing Program. The Rural Arizona CoC covers all Arizona counties, excluding the urban counties of Maricopa and Pima. All HUD project sponsors and state funded emergency or transitional shelters are required to utilize HMIS, which is a computerized data collection application designed to capture client-level information over time on the characteristics and service needs of homeless persons.

High rates of unemployment due to declining industries and areas with high economic growth and higher housing prices often produce high incidences of rural homelessness.

Nationally, the number of people experiencing homelessness who were counted in rural or mostly rural Continuums of Care account for 7 percent of the total number of homeless people in the United States, while almost 77 percent of people experiencing homelessness were counted in urban CoCs. In Arizona, the Rural Arizona Continuum of Care point-in-time survey in January 2009 reported a total of 2,094 unsheltered homeless persons, almost one-third of the total statewide street count. Furthermore, the point-in-time shelter count showed 14 percent (1,172) of all those in emergency shelter and transitional housing were sheltered in rural areas. The combined balanced of the state street and shelter count was 22 percent of the 2009 statewide point-in-time survey total.

### *Homeless Youth*

According to Arizona's HMIS data collection, 5,415 children under the age of 18 and 1,269 youth ages 18 to 21 experienced homelessness and obtained access to services through nonprofit agencies throughout the state.

- Maricopa County homeless services providers assisted 3,681 children under the age of 18 and 742 ages 18 to 21. Pima County nonprofits served 885 children under the age of 18 and 205 youth ages 18 to 21.
- Rural providers assisted 839 children under the age of 18 and 322 youth ages 18 to 21.

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An increasing number of children and youth experience homelessness in Arizona. Compared to the same period in 2008, there was an 18 percent increase in homeless children (pre-kindergarten through 12<sup>th</sup> grade) during 2009. In order to combat youth homelessness and address their needs, the Arizona Committee on Youth Homelessness was created in March of 2008, and the committee had 50 participants as of 2009.

#### Homeless Seniors

In 2009, Arizona’s point-in-time shelter survey counted 296 persons over the age of 65 in emergency shelters and transitional housing. ADOH showed a total of 789 persons 62 and older served by homeless service providers reporting through the Homeless Management Information Systems (HMIS). It was reported in 2009 that homelessness in older Arizona residents is a result of poverty and declining availability of affordable housing.

#### Domestic Violence

Twenty (20) percent of all adults in emergency shelters and transitional housing indicated that domestic violence was a major reason for homelessness. Of the adults experiencing domestic violence, 60 percent were housed in emergency shelters and 40 percent in transitional housing. The majority of the domestic violence victims were sheltered in Maricopa County (59 percent) and Pima County (14 percent), with 27 percent in the balance of the state. Domestic violence shelter beds represent 18 percent of emergency shelter beds reported in Arizona.

#### Summary

**Table 11** summarizes the results of the point-in-time survey by families with children, single persons, and families without children. It also includes a breakdown of homeless subpopulations.

**Table 11**  
Continuum of Care: Homeless Population and Subpopulations Chart (HUD Table 1A)

Part 1: Homeless Population	Sheltered			Unsheltered	Total
	Emergency	Transitional	Total		
Number of Families with Children (Family Households):	478	766	1,244	155	1,399
1. Number of Persons in Families with Children	1,568	2,489	4,057	687	4,744
2. Number of Single Individuals and Persons in Households without Children	2,512	1,901	4,413	5,668	10,008
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	<b>4,080</b>	<b>4,390</b>	<b>9,714</b>	<b>6,355</b>	<b>14,752</b>
Part 2: Homeless Subpopulations	Sheltered		Unsheltered		Total
a. Chronically Homeless	538		1,694		2,232
b. Seriously Mentally Ill	1,092				
c. Chronic Substance Abuse	2,037				
d. Veterans	835				
e. Persons with HIV/AIDS	70				
f. Victims of Domestic Violence	1,181				
g. Unaccompanied Youth (Under 18)	63				

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Source: 18th Annual Report on the Current Status of Homelessness in Arizona, December 2009; HUD Application Annual Point-in-Time Shelter Count.

Note: Sheltered homeless subpopulations (Part 2) include only homeless in emergency shelter and transitional housing. Persons in permanent supportive housing are not shown.

## Homelessness Resources

In the Rural Arizona Continuum of Care in 2009, there were approximately 29 non-domestic violence shelters, up to 31 domestic violence shelters, 27 non-domestic violence transitional housing providers, 9 domestic violence transitional housing providers, and 20 permanent supportive housing providers (Arizona Department of Housing). For a listing of available shelters and resources, please see **Appendix J – Homelessness Resources**.

## Homeless Needs

In spite of achievement made by homeless service providers and homeless individuals availing themselves of Arizona’s network of service, there is still an unmet need of beds and services. Overall, the unmet need for beds for homeless individuals is 10,070 and the unmet need for beds for homeless persons in families with children is 7,269 beds (see **Table 12**).

**Table 12**  
**Continuum of Care Housing Gap Analysis Chart, 2009 (HUD Table 1A)**

		Current Inventory	Unmet Need/ Gap
<b>Individuals</b>			
Beds	Emergency Shelter	1,994	3,098
	Transitional Housing	1,667	2,292
	Permanent Supportive Housing	2,534	4,680
	<b>Total</b>	<b>6,195</b>	<b>10,070</b>
<b>Persons in Families with Children</b>			
Beds	Emergency Shelter	2,017	2,805
	Transitional Housing	3,356	2,603
	Permanent Supportive Housing	1,337	1,861
	<b>Total</b>	<b>6,710</b>	<b>7,269</b>

Source: 18<sup>th</sup> Annual Report on the Current Status of Homelessness in Arizona, December 2009; HUD Application Housing Inventory Summary for State Continuum of Care Table

Homelessness service providers are available throughout many of the 15 counties. However, many of Arizona’s counties are geographically very large, and homeless resources are potentially more than two hours away for some households.

Per the 18<sup>th</sup> Annual Report on the Current Status of Homelessness in Arizona (2009), domestic violence infrastructure is well developed in the rural areas, but there is a lack of homeless service provider infrastructure. There are few homeless shelters in rural areas, so individuals and families that are experiencing homelessness are less likely to have access to shelter.

The primary homeless needs are continuing to expand resources to serve homeless persons and families, including increasing emergency shelter, transitional housing, and permanent supportive housing. The need for

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permanent supportive housing is especially high. Homeless persons in rural areas may be more difficult to identify, but they have a high need for convenient social services and shelters. Addressing the changing circumstances of homelessness will be a challenge over the next five years, as increasing numbers of families with children and seniors face homelessness. Developing rapid re housing, housing first, and prevention services will be critical to reduce the number of persons and families falling into homelessness.

### HOUSING MARKET PROFILE

Arizona saw its housing market rapidly expand in the early to mid-2000s, then quickly decline between 2008 and 2010. As of 2010, housing permits in Arizona are down 92.3 percent, which is significantly higher than the national 75.3 percent decline in housing permits. Arizona’s housing market has seen a significant amount of negative economic news recently, including a record number of foreclosures, a consumer credit crunch, households that are overextended with high debt, unemployment rates hovering around 9 percent, loss of home equity, and many homeowners “underwater” in their mortgages. Arizona is experiencing an extremely slow recovery in housing resells and new home sales. During the writing of this Plan, the housing market showed some signs of improvement. The University of Arizona, Eller College of Management reported an uptick in housing permits in the fourth quarter of 2009.

Although housing prices have declined in recent years, housing is still not affordable for many Arizona residents. Arizona’s general economy and employment has declined significantly. Affordable housing continues to be a major need for low-income households. The following discussion identifies housing characteristics, trends, and needs across the state.

### HOUSING TYPES IN ARIZONA

Detached single-family homes are the primary housing type throughout the state. The housing stock comprised 50 percent or more single-family homes in most areas of the state, with a low percentage of attached single-family homes and a higher percentage of mobile homes (see **Table 13**). La Paz County was the exception, with the lowest percentage of detached homes (37.3 percent), the lowest percentage of multifamily homes (3.3 percent), and the highest percentages of mobile homes (49.2 percent) and of buses, RVs, vans, etc. (8.7 percent). These percentages may indicate the presence of a higher proportion of potentially mobile households that likely comprise lower-income persons.

**Table 13**  
**Housing Types by County, 2008**

	Detached	Attached	Multifamily (2–4 units)	Multifamily (5+ units)	Mobile Home	Other
State of Arizona	62.8%	5.2%	4.9%	15.5%	11.1%	0.5%
Apache	72.8%	1.3%	4.5%	0.7%	20.7%	0.0%
Cochise	63.5%	3.1%	3.4%	8.5%	20.4%	1.1%
Coconino	60.4%	4.6%	5.7%	13.4%	15.8%	0.1%
Gila	69.8%	0.7%	2.6%	2.6%	24.2%	0.2%
Graham	63.9%	0.6%	2.8%	5.2%	26.8%	0.7%
Greenlee*	66.8%	1.6%	2.6%	1.3%	26.1%	1.5%

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	Detached	Attached	Multifamily (2–4 units)	Multifamily (5+ units)	Mobile Home	Other
La Paz*	37.3%	1.4%	0.8%	2.5%	49.2%	8.7%
Maricopa	64.4%	5.5%	5.2%	19.2%	5.4%	0.2%
Mohave	58.9%	2.4%	4.4%	5.9%	27.5%	0.9%
Navajo	68.7%	1.7%	3.7%	2.6%	22.7%	0.5%
Pima	58.4%	8.3%	4.7%	17.6%	10.8%	0.3%
Pinal	66.0%	1.4%	3.5%	5.1%	22.9%	1.0%
Santa Cruz	67.8%	4.8%	12.6%	7.3%	7.4%	0.0%
Yavapai	64.7%	3.2%	6.2%	5.8%	19.8%	0.3%
Yuma	47.3%	3.1%	3.8%	9.1%	32.5%	4.3%

Source: 2006–2008 American Community Survey (ACS); 2000 US Census

Note: Data for Greenlee and La Paz counties was unavailable from ACS and therefore 2000 Census data was used for these counties. "Other" category is bus, RV, van, etc.

#### HOUSING TENURE AND VACANCY RATE

Housing tenure is when inhabitants occupy a housing unit, either by renting or owning it. According to 2006–2008 ACS data, Arizona had 2,250,241 occupied housing units. Statewide, almost 68 percent of units were owner-occupied and approximately 32 percent were renter-occupied. **Table 14** shows the differences in tenure between counties. Apache (76.6 percent) and Gila (76.2 percent) counties have the highest proportion of owner-occupied households, and Greenlee County has the lowest proportion of owner-occupied households.

**Table 14**  
**Household Tenure, 2008**

	Owner	Renter
Apache	76.6%	23.3%
Cochise	69.7%	30.3%
Coconino	62.0%	38.0%
Gila	76.2%	23.8%
Graham	66.2%	33.8%
Greenlee*	51.0%	49.0%
La Paz	75.9%	24.1%
Maricopa	68.1%	31.9%
Mojave	69.0%	31.0%
Navajo	70.4%	29.6%
Pima	65.8%	34.2%
Pinal	74.5%	25.5%
Santa Cruz	73.0%	27.0%
Yavapai	70.9%	29.1%

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	Owner	Renter
Yuma	70.1%	29.9%

Source: 2006–2008 American Community Survey (ACS)

Note: Data for Greenlee County was unavailable from ACS due to the county's population size of less than 20,000 persons; therefore 2000 Census data was used for this county.

Across the state, 417,579 units were vacant according to ACS estimates produced from 2006 to 2008. Out of all vacant units in a county, the percentages that are vacant for various reasons are shown in **Table 15**. Of Arizona's total vacant units, about 33 percent were vacant because they were for rent/sale and about 40 percent were vacant because they are for seasonal or recreational use. Arizona overall has a higher than average percentage of units for seasonal/recreational use, but certain counties (La Paz, Gila, Coconino, and Navajo) had especially high proportions of units vacant for seasonal/recreational use.

**Table 15**  
Reason for Unit Vacancy by County, 2008

	For Rent	For Sale	Rented or Sold, Not Occupied	For Seasonal, Recreational	For Migrant Workers	Other
Apache*	4.1%	3.9%	0.7%	63.0%	0.0%	28.3%
Cochise	19.1%	11.3%	4.1%	28.3%	0.3%	36.5%
Coconino	5.8%	5.7%	3.9%	77.0%	0.1%	7.5%
Gila	3.0%	4.7%	1.9%	77.7%	1.0%	11.6%
Graham*	26.9%	22.8%	5.9%	21.6%	2.8%	19.9%
Greenlee*	28.1%	11.8%	17.2%	22.0%	0.0%	20.9%
La Paz*	4.8%	4.2%	0.9%	80.5%	0.5%	9.2%
Maricopa	25.7%	18.6%	11.1%	29.4%	0.1%	15.1%
Mohave	8.7%	13.5%	4.4%	60.4%	0.0%	12.9%
Navajo	2.4%	3.7%	0.2%	69.4%	0.0%	24.3%
Pima	24.8%	14.4%	12.4%	27.0%	0.1%	21.3%
Pinal	10.5%	20.1%	8.3%	36.0%	1.5%	23.6%
Santa Cruz	32.1%	11.5%	22.1%	26.6%	0.1%	7.7%
Yavapai	8.6%	10.9%	6.7%	52.6%	0.2%	20.9%
Yuma	12.1%	4.9%	7.5%	59.9%	1.6%	14.1%
ARIZONA	18.7%	14.3%	8.8%	39.6%	0.2%	18.2%

Source: U.S. Census Bureau; 2006–2008 American Community Survey (ACS).

Note: Data for the following geographic areas—Apache, Greenlee, Graham, and La Paz counties—cannot be displayed because the number of sample cases is too small. ACS 2006–2008 data was not available; therefore, 2000 Census data was used for these counties.

#### AGE AND CONDITION

Assessing the age and condition of housing can help to develop appropriate strategies and policies to maintain adequate housing stock. Declining housing conditions can weaken property values and serve as a barrier to reinvestment. Without regular maintenance and replacement of systems, residential structures



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usually have signs of deterioration within 30 years. Major systems such as plumbing, electrical, and roofing are most likely to be in need of repair.

Approximately 63 percent of housing units in Arizona were built since 1980 (see **Table 16**). If regular maintenance has occurred since the unit was built, then the 30-year deterioration period may be extended, but structures that are older than 70 years are assumed to have reached the end of their useful life. Only 1.7 percent of Arizona’s housing is more than 70 years old.

**Table 16**  
**Age of Housing, 2008**

Date Housing Unit Built	Percentage
Before 1939	1.7%
Between 1940 and 1959	8.3%
Between 1960 and 1979	27.4%
Between 1980 and 1999	41.5%
2000 and Later	21.2%

Source: 2006–2008 American Community Survey (ACS)  
Note: Data for Greenlee County comes from the 2000 Census.

#### By COG Region

**Table 17** shows an assessment of the age of housing stock in each of the regions of the state by Council of Governments (COG). Out of their total housing stock, the CAAG, WACOG, and MAG regions had the highest proportions of newer housing. All regions had at least one-quarter of their housing as more than 30 years old, indicating a need for housing rehabilitation in all regions.

**Table 17**  
**Age of Housing by COG, 2008**

Date Housing Unit Built	WACOG Percentage	MAG Percentage	NACOG Percentage	CAAG Percentage	PAG Percentage	SEAGO Percentage
Before 1939	0.8%	0.9%	2.9%	2.4%	2.4%	9.4%
Between 1940 and 1959	5.1%	7.8%	6.0%	7.7%	12.7%	11.4%
Between 1960 and 1979	25.3%	27.1%	28.1%	18.5%	31.6%	29.7%
Between 1980 and 1999	47.5%	42.1%	47.3%	34.4%	37.3%	33.1%
2000 and Later	21.2%	22.0%	15.7%	37.1%	16.0%	16.4%
TOTAL (Units)	202,889	1,536,471	250,118	167,029	421,325	89,967

Source: 2006–2008 American Community Survey (ACS).  
Note: Data for Greenlee County (in the WACOG region) comes from the 2000 Census, because the County is too small to obtain an accurate estimate from ACS.

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## LEAD-BASED PAINT HAZARDS

Lead-based paint in residential units can pose severe health risks to children. Arizona requires public health agencies to identify children at risk of lead poisoning and mandates that all children up to six years of age be evaluated. The majority of housing units in Arizona were built since 1980 and are presumed to have no risk for lead-based hazards. HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing units built prior to 1979, when lead-based paint was banned. It is estimated that 110,662 low-income owner-occupied housing units and 120,948 low-income renter housing units may contain lead-based paint. Statewide, a total of 231,610 households are at risk. These estimates for the state are shown in **Table 18**.

**Table 18**  
**Lead Hazard Estimates, State of Arizona**

Year built	Presumed % LBP	Total Structures	Presumed LBP Structures
<b>Owner-occupied</b>			
2000 and later	0%	342,039	--
1980–1999	0%	640,629	--
1960–1979	62%	406,679	252,141
1940–1959	80%	127,298	101,838
1939 or earlier	90%	20,689	18,620
Total owner-occupied presumed LBP (a)			372,599
Percentage owner-occupied households at or below 80% AMI (b)			29.7%
Total at-risk owner-occupied households (a*b)			110,662
<b>Renter-occupied</b>			
2000 and later	0%	126,285	--
1980–1999	0%	288,001	--
1960–1979	62%	216,028	133,937
1940–1959	80%	66,910	53,528
1939 or earlier	90%	15,683	14,115
Total renter-occupied presumed LBP (c)			201,580
Percentage renter-occupied households at or below 80% AMI (d)			60.0%
Total at-risk renter-occupied households (c*d)			120,948
Total at-risk households			231,610

Source: 2006–2008 American Community Survey (ACS); 2009 CHAS Housing Problems Tables from HUD

The 2003 Arizona Department of Health report on childhood lead poisoning reported 163 children with lead poisoning in 2001. Lead-based paint in older homes continues to be a significant source of lead poisoning for children in Arizona. Older homes are more likely to contain lead-based paint that can be a source of lead poisoning. Homes built before 1960 are the most likely to be a potential source for lead poisoning. Home remedies and take-home exposure are other lead sources that were identified during environmental investigations.

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The Lead Poisoning Screening Coalition was organized in Arizona using the Centers for Disease Control and Prevention (CDC) publication, “Screening Young Children for Lead Poisoning: Guidance for State and Local Public Health Officials.” The coalition was directed to examine the prevalence and risk factors for lead poisoning in Arizona. The Arizona Department of Health Services and the Childhood Lead Poisoning Screening Coalition selected a policy that recommends a geographic targeted lead screening approach that focuses lead blood testing resources on Arizona children who are at higher risk for lead poisoning.

### Lead Testing Resources

All children covered by the Arizona Health Care Cost Containment System should be tested according to the Medicaid requirements. All children living in targeted ZIP codes should have a blood lead test at 12 and 24 months of age. Children aged 36 to 72 months should be tested if they have not been previously tested. For children not living in a targeted ZIP code area, health-care providers should conduct an individual risk evaluation in order to determine whether those children are at increased risk of having an elevated blood lead level.

The Arizona Department of Health Services and the Coalition used available lead poisoning prevalence rates and pre-1960 housing data for each ZIP code to develop a Lead Poisoning Risk Index for each ZIP code in Arizona (see **Appendix K** – Lead Poisoning Risk Index).

### OVERCROWDING

Overcrowding is defined by the Census as more than one person per room, excluding kitchens, bathrooms, and hallways. Overcrowding is not particularly high across the state. For the state as a whole, renter households (7.8 percent) experience overcrowding at a much higher rate than owner households (2.8 percent). The area with the highest rate of overcrowding for renter households is the CAAG region with 9.5 percent, while the NACOG region has the highest rate of overcrowding for owner households with 6 percent. NACOG also has the highest overall rate of overcrowding for all households at 6.5 percent.

**Table 19**  
**Overcrowding by COG**

	Arizona	WACOG	MAG	NACOG	CAAG	PAG	SEAGO
Percentage Owner Overcrowded	2.8%	4.5%	2.4%	6.0%	2.5%	2.2%	2.7%
Percentage Renter Overcrowded	7.8%	9.2%	8.0%	7.6%	9.5%	6.5%	7.4%
Percentage All Households Overcrowded	4.4%	5.9%	4.2%	6.5%	4.2%	3.7%	4.2%

Source: 2006–2008 American Community Survey (ACS)

Note: Data for Greenlee County (WACOG region) comes from the 2000 Census.

## HOUSING COSTS AND AFFORDABILITY

### OWNERSHIP HOUSING

During the housing boom of the mid-2000s, Arizona experienced a swell in new homes and homeownership. As the total number of owner housing units grew to over 1.5 million and prices reached peaks in 2006, ownership for low-income households became increasingly difficult. As a result, more than 70 percent of the total owner households are non-low-income households (see **Table 20**). Less than 30 percent of owner households are low-income.

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**Table 20**  
**Owners by Income Level, 2009**

Income Category	Number of Owner Households	Percentage of All Owner Households
Extremely low ( $\leq 30\%$ AMI)	98,740	6.5%
Very low ( $> 30\text{--}50\%$ AMI)	127,470	8.4%
Low ( $> 50\text{--}80\%$ AMI)	225,585	14.8%
Moderate and above ( $> 80\%$ AMI)	1,068,240	70.3%
Total	1,520,035	100.0%

Source: HUD, 2009 CHAS Data

## Home Prices and Affordability

For much of the 2000s, the median home price had been increasing faster than income. From 2000 to 2008, the median sales price of a home in Arizona increased by 70.7 percent, while during the same period median family income only increased 7.5 percent (Arizona Department of Housing, 2009 Arizona Housing Market at a Glance).

**Tables 21 and 22** demonstrate the purchasing power of a certain income groups for Apache County and Maricopa County. For each income level, the home mortgage a four-person household at the top of that income level could afford is shown. Apache County was selected because it had the lowest median income in the state, while Maricopa County had the highest median income.

**Table 21**  
**Affordable Mortgages by Income Category – Apache County**

Income Category	Income Limit	Available for P&I	Affordable Mortgage
Very Low (50% AMI)	\$21,850	\$446	\$61,964
Low (80% AMI)	\$34,950	\$774	\$107,504
Median (100% AMI)	\$43,700	\$993	\$137,890
Moderate (120% AMI)	\$52,450	\$1,212	\$168,255

Source: HUD FY 2009 Income Limits

Assumptions based on 30% housing debt ratio, no other debts, fixed taxes, and insurance at \$1,200 per year, 6.5% interest rate on a 30-year amortized loan.

**Table 22**  
**Affordable Mortgages by Income Category – Maricopa County**

Income Category	Income Limit	Available for P&I	Affordable Mortgage
Very Low (50% AMI)	\$32,950	\$673	\$93,415
Low (80% AMI)	\$52,700	\$1,168	\$162,242
Median (100% AMI)	\$65,900	\$1,497	\$207,894
Moderate (120% AMI)	\$79,100	\$1,828	\$253,851

Source: HUD FY 2009 Income Limits

Assumptions based on 30% housing debt ratio, no other debts, fixed taxes, and insurance at \$1,800 per year, 6.5% interest rate on a 30-year amortized loan.

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Median home sales prices for each county, for December 2006 and December 2009, are shown in **Table 23** to illustrate the price declines. December 2006 was chosen because housing prices at that time were representative of the market highs. December 2009 median homes prices in rural Arizona ranged from \$69,000 in Santa Cruz County to \$458,000 in Coconino County.

**Table 23**  
**Median Sales Price by County, 2006 and 2009**

County	December 2006	December 2009
Apache	\$394,400	\$119,380
Cochise	\$218,408	\$77,000
Coconino	\$542,243	\$458,171
Gila	\$329,595	\$269,749
Graham	\$112,500	\$163,000
Greenlee	n/a	\$153,000
La Paz	\$167,688	\$161,364
Maricopa	\$342,621	\$176,065
Mohave	\$284,900	\$158,892
Navajo	\$269,282	\$240,638
Pima	\$140,445	\$137,539
Pinal	\$224,516	\$113,280
Santa Cruz	\$217,500	\$69,900
Yavapai	\$322,390	\$221,422
Yuma	\$308,393	\$83,450

*Source: Multiple list service (MLS) database, median sales prices for the counties and MLS 2006 median sales price.*

Between December 2006 and December 2009, Arizona’s home values plummeted from a statewide median of about \$280,000 to under \$140,000 (RealtyTrac). The average sales price fell from about \$250,000 to about \$185,000 in the same time period, dropping to around \$160,000 in June 2009 before rising slightly. Some areas, like Coconino and Gila counties, have maintained high housing prices, but prices have fallen in almost every county.

The positive side of the housing market fall was that many low-income households saw housing prices in their region drop to levels they could afford. However, in several counties, including Coconino, Gila, Navajo, and Yavapai, homeownership remained beyond the reach of most low-income households. Very low-income households are still unable to purchase a median-priced home in Arizona without financial subsidy in every county.

Even though housing prices have declined, ownership housing is not affordable to many Arizona residents. Arizona residents are faced with higher unemployment, increased foreclosure rates, and an overall decline in Arizona’s general economy. Consequently, there is a need for affordable housing for low-income residents that may have lost their homes or are unable to afford housing due to under-employment, particularly for the very low-income residents.

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## Cost Burden

According to HUD, a household which pays more than 30 percent of its gross household income on housing is defined as having a housing cost burden (overpayment). Households spending more than 50 percent of their gross income on housing are considered to have a severe cost burden. Overpayment is a concern for low-income households since they may be forced to live in overcrowded situations or have to cut other necessary expenditures, such as health care, in order to afford housing. The HUD definition of housing cost includes not only monthly rent and mortgage payments but an estimate of utility costs.

**Table 24** provides a summary of housing problems among Arizona's owner households. Less than 19 percent of non-low-income households experienced any form of housing problem, while 49 percent of low-income, 61.4 percent of very low-income, and 84.9 percent of extremely-low income owner households experienced some form of housing problem. Only 2.5 percent of above-moderate income owner households experienced a cost burden of greater than 50 percent, while 62.2 percent of extremely-low income households experienced the same level of cost burden. These trends identify a growing need for programs, funding, and other supportive services to help low-income households address affordability and other housing problems.

**Table 24**  
Summary Housing Problems for Owners, 2009

Income Category	Percentage Owner Households with Housing Problems		
	Cost Burden >30%	Cost Burden >50%	Any Housing Problem
Extremely low ( $\leq$ 30% AMI)	75.5%	62.2%	84.9%
Very low (>30–50% AMI)	54.5%	32.5%	61.4%
Low (>50–80% AMI)	43.1%	16.3%	49.2%
Moderate and above (>80% AMI)	16.6%	2.5%	18.9%
All households	27.6%	11.0%	31.2%

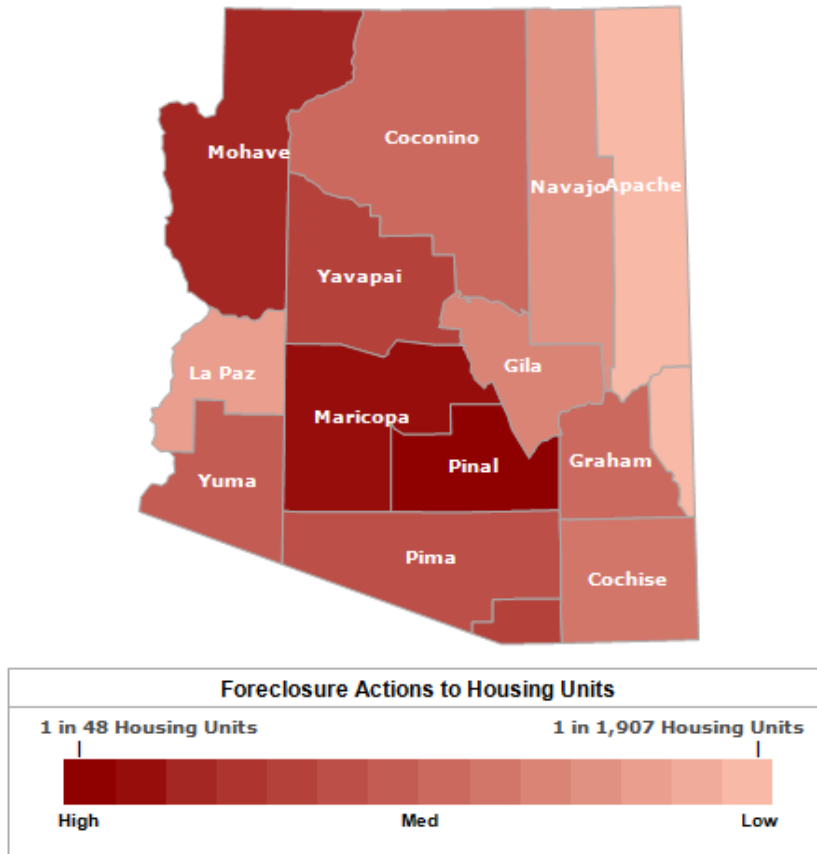
Source: HUD, 2009 CHAS Data

## Foreclosure Activity

As of early 2010, Arizona is second in the nation in home foreclosure levels (RealtyTrac, February 2010). A four percent month-over-month increase in foreclosure activity boosted Arizona's foreclosure rate to second highest among the states in January. There were 120,855 area foreclosures as of January 2010 and 1 in every 126 housing units received a foreclosure filing (RealtyTrac, March 2010). **Figure 2** depicts foreclosure actions filed for housing units by county with darker shading representing the highest rates of foreclosure. Maricopa, Mohave, and Pinal County have the highest foreclosure rate where up to 1 in 48 units are in the foreclosure process. Apache County and the northeastern part of Graham County have the lowest foreclosure rates.

# III. COMMUNITY NEEDS

**Figure B**  
Foreclosure Actions to Housing Units



## RENTAL HOUSING

There are 695,725 total renter households within Arizona that represent approximately 31 percent of all households. Within the renter households, 60 percent fall into low-income categories (see Table 24). There reflects a continued need for increased affordable rental housing opportunities for Arizona’s lower income households.

**Table 24**  
Renters by Income Level, 2009

Income Category	Number	Percentage of All Renter Households
Extremely low ( $\leq 30\%$ AMI)	136,645	19.6%
Very low ( $>30\text{--}50\%$ AMI)	121,035	17.4%
Low ( $>50\text{--}80\%$ AMI)	157,845	22.7%
Moderate and above ( $>80\%$ AMI)	280,200	40.3%
<b>TOTAL</b>	<b>695,725</b>	<b>100%</b>

Source: HUD, 2009 CHAS Data

# III. COMMUNITY NEEDS

## Rents and Affordability

In Arizona, the 2009 fair market rent (FMR) for a two-bedroom apartment was \$782, which includes an allocation for utility costs. In order to afford this rent without paying more than 30 percent of income for housing, a household must earn at least \$2,600 monthly, or \$31,200 annually. Assuming a workweek of 40 hours, this level of income translates into a housing wage of \$15.03. In Arizona, a minimum-wage worker earns an hourly wage of \$7.25. Therefore, in order to afford the FMR for a two-bedroom apartment, a minimum-wage earner must work approximately 83 hours per week, or a household must include more than two minimum-wage earners working 40 hours per week in order to make the two-bedroom FMR affordable.

Monthly Supplemental Security Income payments (usually received for a disability) for an individual were \$637 in Arizona in 2008. If that represents an individual's sole source of income, \$191 in monthly rent would be considered affordable, while the FMR for a one-bedroom was \$676 in 2008.

**Table 25** represents fair market rents for each county, as published by HUD. Fair market rents include an estimated utility cost.

**Table 25**  
**Fair Market Rents by County, 2009**

County	Fair Market Rent by Bedroom Size			
	1	2	3	4
Apache	\$502	\$593	\$822	\$1,042
Cochise	\$557	\$699	\$965	\$1,186
Coconino	\$924	\$1,044	\$1,343	\$1,693
Gila	\$615	\$809	\$1,111	\$1,144
Graham	\$587	\$657	\$908	\$1,045
Greenlee	\$554	\$695	\$918	\$1,004
La Paz	\$560	\$672	\$951	\$979
Maricopa	\$727	\$877	\$1,277	\$1,495
Mohave	\$640	\$746	\$1,032	\$1,151
Navajo	\$489	\$522	\$689	\$928
Pima	\$579	\$743	\$1,070	\$1,131
Pinal	\$727	\$877	\$1,277	\$1,495
Santa Cruz	\$575	\$729	\$1,063	\$1,094
Yavapai	\$668	\$844	\$1,230	\$1,267
Yuma	\$642	\$767	\$1,088	\$1,333

Source: HUD, 2009

As a comparative analysis, in 2008, to afford a rental at the two-bedroom FMR, a renter household had to be at 109 percent of the estimated median renter household income, which was \$33,681. In 2008, the median income rent was \$743 per month. The affordable rent for the median-income renter for the state was \$788 per month. About 54 percent of renters are unable to afford the two-bedroom fair market rent.

Based on this data, it can be concluded that many renter households have problems affording housing units of sufficient size for their families. Very low-income and extremely low-income renter households will have even greater affordability challenges.



# III. COMMUNITY NEEDS

## Cost Burden

**Table 25** captures a recent summary of housing problems experienced by renter households. Low-income households faced increased cost burdens and other housing problems. Only 19 percent of non-low-income households experienced any form of housing problem, but 60 percent of low-income renters and 94 percent of extremely low-income renters faced a housing problem. When looking at cost burdens specifically, just 13.4 percent of non-low-income households experienced a cost burden, while nearly 81 percent of extremely-low income households experienced one.

**Table 25**  
**Summary Housing Problems – Renter, 2009**

Income Category	Percentage Renter Households With Housing Problems		
	Cost Burden >30%	Cost Burden >50%	Any Housing Problem
Extremely low ( $\leq 30\%$ AMI)	80.8%	73.6%	93.9%
Very low (>30–50% AMI)	75.4%	36.7%	89.3%
Low (>50–80% AMI)	50.9%	12.4%	60.2%
Moderate and above (>80% AMI)	13.4%	5.3%	18.6%
All households	22.3%	21.3%	48.6%

Source: HUD, 2009 CHAS Data

In summary, the state has adequate rental housing and it is generally affordable to low-income households and above. Arizona generally lacks rental housing that is affordable to very low-income households.

## PUBLIC AND ASSISTED HOUSING

Operated by the Arizona Department of Housing, the Arizona Public Housing Authority administers approximately 124 Section 8 Housing Choice Vouchers in Yavapai County, with approximately 50 additional “portable” vouchers being administered by the PHA at any one time. The Public Housing Authority also has oversight and monitoring responsibilities for 114 Section 8 project-based properties throughout the state, under a competitively procured contract with HUD.

The Arizona Public Housing Authority (PHA) does not own or manage any public housing. Therefore, the authority does not have a strategy to revitalize or restore any public housing units nor to improve the management and operations of such public housing. However, the PHA will strive to continue to provide the same services to the same number of individuals and families even though financial resources are increasingly scarce. Application would be made for additional vouchers should they be made available. The PHA received a “high” performance score from HUD as a result of their 2009 Section 8 Management Assessment Program review.

## BARRIERS TO AFFORDABLE HOUSING

Barriers to affordable housing are created by market, infrastructure, environmental, and governmental factors. Barriers may result in housing that is not affordable to low-income households or an inadequate supply of housing. Some potential barriers or constraints to the development of affordable housing that ADOH identified are as follows:

## III. COMMUNITY NEEDS

### URBAN AREAS

- Availability of financing
- Limited funding
- High land cost/availability of land
- Impact/development fees
- Zoning
- Design guidelines
- Lack of infrastructure

### NON-URBAN AREAS

- Limited funding
- Wage gap
- Lack of employment opportunities
- Lack of infrastructure
- Availability of financing
- Lack of local capacity
- High land cost/availability of land

In addition, ADOH and the Arizona Housing Commission recommended in the publication “Affordable Incentives to Affordable Housing Task Force” (June 2005) premises that could assist in the increase of affordable housing. Listed in the publication were barriers and incentives, which were sent to the Governor in order to improve the housing environment for more hard-working Arizonans. The recommendations encourage new partnerships. The recommendations for the barriers and incentives section include:

- 1) Improve procedures at the local level to reduce housing costs, such as processing time, development process, development standards, financial requirements, and market considerations.
- 2) Identify strategies for greater collaboration among state agencies, such as the Departments of Housing, Commerce, Transportation, Land, and Corrections, around land use and housing development.
- 3) Establish consistent methods locally to determine development/impact fees so that builders can plan for the cost of fees at the development stage.

The feasibility report can be found at ADOH website; the report is called “Economic Feasibility of Select Strategic Recommendations Pertaining to Housing Access and Affordability, October 2007.”

# III. COMMUNITY NEEDS

## HOUSING AND COMMUNITY DEVELOPMENT NEEDS

Housing and community development needs for affordable housing, public facilities, infrastructure improvement, public services, and economic development are described in this section. The following community needs were determined as the result of the needs assessment process. This process consisted of an analysis of the community setting, including housing and population characteristics, consultations with local service providers and other state agencies, ADOH staff meetings, public workshops, and an online survey. While all of the needs listed below are important, limited resources are available to fund all of these activities.

During consultation, public meetings, conference calls, and the online survey, the following needs were captured:

### RENTAL HOUSING NEEDS

- Preservation and rehabilitation of existing rental units
- Energy efficiency
- Rental housing for the elderly
- Rental assistance
- Rental units for larger families

### HOMEOWNERSHIP NEEDS

- Rehabilitation and repair of existing affordable single-family homes
- Energy efficiency
- Modifications for persons with disabilities
- Homebuyer assistance
- Lead-based paint screening and abatement

### PUBLIC FACILITIES NEEDS

- Youth centers
- Community or neighborhood centers
- Crisis facilities
- Child-care centers
- Senior facilities

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## PUBLIC INFRASTRUCTURE NEEDS

- Water/wastewater treatment
- Neighborhood revitalization
- Improve transit options
- Green development
- Street improvements
- Downtown revitalization

## PUBLIC SERVICE NEEDS

- Substance abuse treatment programs
- Housing counseling
- Mental and health services

## ECONOMIC DEVELOPMENT NEEDS

- Job training and education
- Job development/creations
- Small-business loans

## HOMELESS NEEDS

- Housing placement
- Mental health care
- Case management
- Transitional housing
- Emergency housing

## OTHER SPECIAL NEEDS

- Housing for persons with serious mental illness
- Assisted living (senior housing)

## III. COMMUNITY NEEDS

- Housing for persons with drug/alcohol addictions

### FAIR HOUSING

Fair housing is crucial to ensuring that persons of like income levels have equal access to housing. HUD requires that jurisdictions receiving federal funds commit to affirmatively further fair housing. A key part of achieving this goal is the preparation of an Analysis of Impediments to Fair Housing Choice (AI). Southwest Fair Housing Council completed the AI for the State of Arizona in 2010.

ADOH takes an active role in the education and training of housing providers to ensure awareness of fair housing laws. ADOH has a Special Needs/Fair Housing Specialist who provides public education and workshops for fair housing issues. Fair housing training and workshops are provided throughout the State of Arizona. At least four fair housing workshops are conducted within each of the 13 rural counties in Arizona per year, with at least two workshops per year in Pima and Maricopa counties. Half of the fair housing workshops are geared toward housing professionals, such as site managers, property owners, leasing agents, lenders, and housing authority staff. However, the workshops are open to anyone that would like to attend.

#### Impediments to Fair Housing

The AI identified the following impediments to fair housing:

**1. Illegal housing discrimination is occurring in non-metro counties in Arizona.**

It is difficult to determine the prevalence of housing discrimination, but the AI found evidence that housing discrimination is occurring in rural Arizona. Although the State Attorney General's Office handles fair housing enforcement, ADOH will continue to address housing discrimination predominately through education and outreach.

**2. Many housing consumers are unaware of their fair housing rights and available fair housing resources; and housing discrimination often goes unreported and unresolved.**

The survey results and the experience of education and outreach providers throughout Arizona show that an unacceptably high number of Arizonans are currently unaware of their fair housing rights and available fair housing resources.

**3. Many housing providers illegally discriminate because of inadequate knowledge and understanding of their responsibilities under the Fair Housing Act.**

Many real estate agents, property managers, property owners, media advertising agents, home insurance agents, lenders and other providers need to better understand their responsibility to comply with fair housing laws. Many providers (a) do not obtain free fair housing training; (b) experience considerable expenses to receive fair housing training; (c) have high staff turnover; (d) mistakenly believe they do not need to comply with the Fair Housing Act; and/or (d) lack up-to-date information.

**4. Many public and private agencies in non-metro Arizona lack effective fair housing referral procedures.**

Many public and private agencies do not have clear and consistent procedures for referring people with fair housing problems. This creates an impediment to fair housing because many people in rural areas who contact a local an agency for fair housing assistance do not get the information they need or receive misinformation. In addition, inquiries, allegations and complaints are often not logged and the true prevalence of housing discrimination is obscured.

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**5. Disparities in lending and predatory lending practices are impediments to fair housing choice in Arizona.**

The AI found among others, the following:

- Minorities with similar or better qualifications than non-minorities continue to experience higher rates of loan denials and higher rates of subprime loans from lenders;
- Subprime lending targeted minorities prior to the collapse of the housing market in 2007;
- Subprime borrowers have been hardest hit by the impact of the market collapse; and
- Foreclosure rescue and mortgage modification scammers are targeting minorities and people with limited English proficiency (LEP).

**6. “Not in my Backyard” (NIMBYism) can obstruct plans and policies to provide affordable housing and special needs housing that serves protected classes.**

It is not unusual for residents to coordinate attendance at public hearings and council meetings to express opposition to such things as affordable housing, group homes and/or transitional housing. Freedom of speech is valued in our country and cannot be restricted or prohibited in most circumstances, so the only viable response is targeted education and outreach to market the advantages of fair housing to residents.

**7. The lack of affordable housing throughout the state has a disparate negative impact on Fair Housing Act protected classes. Further, the lack of fair housing planning in federally funded affordable housing developments fails to address the requirement to affirmatively further fair housing.**

Demographic, employment, and income data show that minorities, families with children (including single-parent families), and persons with disabilities are proportionally overrepresented in low-income data and are most in need of affordable housing. The AI also identified the following:

- The term “affordable” to some has become a metaphor for housing for minorities, families with children and persons with disabilities and is laden with inaccurate stereotypes.
- The accessibility of affordable housing to public transportation, employment, good schools and other amenities is critically important to the financial, educational and social well-being of protected classes.
- The disparate and less favorable provision of public services to affordable neighborhoods may create safety concerns, lower property values, induce redlining, and facilitate the deterioration of the neighborhood.

**8. On-going data gathering from CDBG sub recipients will need to improve to meet evolving AI requirements.**

The ability of CDBG jurisdictions to plan for fair housing, collect information, organize information, monitor performance, evaluate the effectiveness of the implementation of plans and report on outcomes have improved. To meet expanding and accelerating needs, ADOH will need to do more in the future to stay ahead of the curve.

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### Actions to Address Fair Housing Impediments

The AI addresses these impediments to fair housing and recommends actions to address these impediments in greater detail. In general, ADOH has identified several opportunities to reduce and/or eliminate fair housing impediments including, but not limited to, the following:

- Educate housing consumers to make them more aware of housing discrimination and where to go for help.
- Identify and establish sites in each rural county where fair housing literature will be distributed on an on-going basis (English and Spanish), and ensure the materials are maintained and the sites are kept stocked.
- Conduct fair housing training to housing providers throughout the rural areas of the state; continue to fund fair housing referral training at no cost to public and private agencies.
- Collaborate with organizations to co-sponsor trainings for people at risk of foreclosure, and promote counseling efforts to people wanting a loan modification.
- Require that information on predatory and abusive lending practices be included in the education and outreach materials that are distributed throughout the state.
- Provide public hearings throughout the state to provide residents an opportunity to learn about the benefits of affordable housing and diversity in neighborhoods and express their concerns regarding affordable housing projects.
- Train grant recipients to recognize housing discrimination and then to refer them to agencies that can help them remedy the issue.





## IV. STRATEGIC PLAN

The Strategic Plan outlines how the Arizona Department of Housing (ADOH) will address the state's housing and community development needs over the 2010-2014 Consolidated Plan period. The goals for Arizona are built upon the priority needs identified by the low-income communities in the various regions of the state, housing and related service providers, and other stakeholders from meetings, community workshops, surveys and interviews.

### ADOH INVESTMENT CRITERIA

To guide the focus of activities more specifically over the next five years, ADOH has established five primary housing and community development investment criteria:

- 1) Invest in rural areas that have limited funding opportunities.
- 2) Invest in projects that expand availability of decent, safe, and affordable housing, where the need for funds and the demand for the project design are demonstrated.
- 3) Invest in the types of projects identified as high priorities in the Plan.
- 4) Invest in areas in decline and neighborhoods that lack amenities and basic improvements needed to provide families with suitable living environments.
- 5) Invest in smart, sustainable housing and community development projects and leverage and/or recycle resources, where possible.

### AVAILABILITY OF RESOURCES

The Strategic Plan focuses on those affordable housing and community development activities that can be funded by the federal and state sources available to ADOH over the 2010-2014 Consolidated Plan period. Those programs (and their anticipated annual allocations) are likely to include:

- CDBG ( around \$13.2 million)
- HOME (about \$8.8 million)
- ESG (about \$890,000)
- HOPWA (approximately \$220,000)

Overall, ADOH expects to receive almost \$110 million in HUD housing and community development funding over the next five years. ADOH also has a number of other funding federal and state funding sources that will be available, each of which is described in detail in the Introduction section of this Plan.

### PRIORITY NEEDS DETERMINATION

Key factors affecting the determination of the five-year priorities included (1) the types of target-income households with greatest need for assistance; (2) those activities that will best address their needs; and (3) the limited amount of funding available to meet those needs.

The priority ranking system for housing and community development needs is as follows:

- **High Priority:** Activities assigned high priority are expected to be funded during the five-year period.

## IV. STRATEGIC PLAN

- **Medium Priority:** As funds are available, activities that are designated medium priority are expected to be funded.
- **Low Priority:** Activities assigned a low priority are not expected to be funded during the five-year period.
- **No Such Need:** ADOH has determined that there is no need for these activities in the community. Funding will not be provided, and applications by other agencies will not be supported.

The discussion of priority needs is grouped into four major categories:

- Housing
- Homelessness
- Special needs
- Non-housing community development

### PRIORITIES, PROGRAMS, AND GOALS

The discussion of each basic need is further divided into a statement of need, one or more priorities, programs to address the needs, and five-year goals. Achievement of five-year goals is dependent on the availability of federal, state, and private resources. Additional information on priority needs and goals can be found in **Appendix L** – HUD-Required Tables.

#### AFFORDABLE HOUSING

##### Statement of Need

The need for affordable housing was a predominant theme throughout demographic analysis, public meetings, the online survey, and consultations with local governments and service providers. Almost every type of affordable housing was mentioned, from rental subsidies to new construction to down payment assistance.

The housing market profile indicated a high need for rental housing, especially for extremely low- and very low-income households. Renter households in these income ranges face extraordinary challenges paying for housing and securing decent, safe, and sanitary housing. Minimum wage earners, who work in many of Arizona's service occupations, need to work more than 83 hours per week to afford a two-bedroom apartment at the fair market rent. The elderly, disabled, and large families were special needs groups inadequately served by existing affordable housing resources.

Owners faced somewhat fewer challenges than renters, but about half of low-income households faced a cost burden or other housing problem, and the percentage only increased for very low- and extremely low-income households. While recent changes in the housing market have had the effect of making ownership opportunities available to many low-income households without subsidy, significant difficulties still exist for very low- and extremely low-income households. Some areas of the state, such as Coconino and Gila counties, still have median housing prices that are well outside the range of affordability for low-income households.

Housing rehabilitation, both for owner and renter units, was also identified as a high need. Ten percent of the state's housing stock is now more than 70 years old, the age at which housing is assumed to need replacement. Throughout the state, it was estimated that over 230,000 households faced a lead hazard risk.

## IV. STRATEGIC PLAN

### Housing Priorities

**Priority 1:** Expand the supply of affordable rental housing for very low-income and extremely low-income households. When possible, emphasize projects that assist families, seniors, and persons with disabilities.

**Priority 2:** Preserve and improve the long-term life of existing affordable rental and owner-occupied housing stock.

**Priority 3:** Expand homeownership opportunities for low-income homebuyers in areas of the state where median home prices are beyond the reach of low-income households.

**Priority 4:** Ensure that all households in the state have adequate access to fair housing resources.

### Housing Programs and Goals

The following housing programs will address the priority needs of low-income households. ADOH may carry out programs directly, or grant funds to local or regional governments to carry out programs.

#### *Affordable Housing Development*

Through this program, ADOH will assist eligible nonprofit and for-profit housing builders with financial subsidies for the development of rental properties affordable to low-income households. The program will be implemented through the State Housing Fund, which combines HOME funds and the State Housing Trust Fund into a single housing program called the State Housing Fund. Funds are made available for the development of affordable permanent and transitional rental housing units through a competitive application process. Financed units must comply with long-term income restrictions and rent limits.

Funding: State Housing Fund, HOME, LIHTC, HTF, and leveraged funds

Five-Year Goal: 5,000 new affordable rental units

Responsibility: ADOH staff, nonprofit and for-profit developers

#### *Owner-Occupied Housing Rehabilitation Program*

This program will fund comprehensive rehabilitation of housing owned and occupied by low-income homeowners. The program will focus on bringing each unit into compliance with local, state, and federal building codes, and will also abate lead-based paint as necessary. Low-interest and/or deferred loans will be provided to qualifying low-income homeowners.

Funding: CDBG, HOME

Five-Year Goal: 250 owner-occupied units rehabilitated

Responsibility: COGs, local governments

#### *Minor Home Repair Program*

The minor home repair program will fund minor repairs to correct health and safety hazards in low-income owner-occupied housing. Eligible repairs will include accessibility improvements for disabled persons. The program is an inexpensive and efficient way to preserve the habitability of affordable housing stock, including mobile homes.

Funding: CDBG

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Five-Year Goal: 100 owner-occupied units rehabilitated or improved

Responsibility: COGs, local governments

### *Fair Housing Services*

ADOH will work to ensure equal access and opportunity to housing resources throughout the state. ADOH will partner with fair housing service providers in order to offer education and outreach to property owners, tenants, and the general public. As needed, ADOH will coordinate with the Attorney General's Office, which investigates complaints related to fair housing issues.

Funding: Housing Trust Fund

Responsibility: ADOH; Attorney General; nonprofit fair housing agency

## HOMELESSNESS

### Statement of Need

The needs of homeless or near-homeless persons were a concern of many participants in public meetings. Although the state has made great strides in counting and assisting homeless persons in the last five to ten years, this group still has some of the highest needs of all special needs groups. The needs of homeless persons were generally related to housing or social services.

Arizona lacks adequate housing resources for its homeless population. The unmet need for housing is greater than the amount of housing currently available. The state needs over 10,000 additional housing units for homeless individuals and more than 7,000 units for homeless families with children. Housing resources needed include emergency shelter, transitional housing, and permanent supportive housing. The greatest need for individuals is permanent supportive housing, while the greatest need for families is emergency shelter.

During the point-in-time count in 2009, there were about 14,000 homeless persons counted, about 6,000 of them unsheltered. About a third of unsheltered homeless persons were living in rural counties, but only about 14 percent of sheltered persons were found in rural counties. This indicates a significant need for additional housing resources in rural areas.

Social services, including case management and mental health/substance abuse treatment, are also high needs for homeless persons. Substantial funding is devoted to meeting these needs, including state homeless funds, Social Services Block Grants, Temporary Assistance for Needy Families, and Community Service Block Grants.

Homelessness prevention appears to be a growing concern. High foreclosure rates coupled with high unemployment mean that both owners and renters of foreclosed units may become homeless. Some funds, such as through the Homeless Prevention and Rapid Re-Housing Program, have recently begun to address homelessness prevention.

### Homelessness Priorities

**Priority 5:** Encourage a range of services to help people move from homelessness to permanent housing and maintain independent living.

**Priority 6:** Increase the number of transitional and permanent supportive housing units for the homeless.

**Priority 7:** Offer services and funding to help prevent people from becoming homeless.

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### Homelessness Programs and Goals

The following programs will address the priority needs of homeless persons and families. ADOH and DES, the agency that administers the state's homeless funds, may carry out programs directly or grant funds to nonprofit agencies to carry out programs.

#### *Affordable Housing Development*

For a full description of this program, please see the above "Housing Programs" section. The State Housing Fund will be available to fund a variety of affordable rental housing, including new transitional or permanent supportive housing units. Funds may be available for land acquisition and construction. It also addresses the need to provide permanent affordable housing for low-income formerly homeless households.

#### *Homelessness Prevention Program*

This program focuses on assisting households in imminent danger of losing their homes by providing case management and other services to help them secure or maintain stable housing.

Funding: ESG  
Five-Year Goal: 22,000 persons assisted  
Responsibility: DES

#### *Homeless Services*

Under the broad category of homeless services, DES will work directly and with nonprofit partner agencies to provide funding for a number of services needed by homeless persons, such as case management, health services, and outreach. Funding will also be provided to assist with shelter maintenance and operations.

Funding: ESG  
Five-Year Goal: 64,000 persons assisted  
Responsibility: DES

### SPECIAL NEEDS HOUSING

#### Statement of Need

Special needs groups include the elderly, disabled, large families, persons with alcohol/drug problems, persons with HIV/AIDS, and victims of domestic violence. All of these populations were noted to have distinct challenges in obtaining housing and social services. The difficulties in securing housing are predominant throughout the state, but the need for services tends to be more prevalent in rural areas, where travel is more complicated.

Elderly were the most frequently mentioned special needs group during public meetings. Most attendees felt that housing programs were needed for elderly homeowners and renters, including new rental housing construction, assisted living facilities, and assistance to make units accessible. A high priority service for the elderly was transportation, and this was a major concern in rural areas.

Disabled persons' needs were similar to those of the elderly. There was a focus on construction of accessible rental units, and on housing rehabilitation programs that would make accessibility improvements for existing

## IV. STRATEGIC PLAN

homes. Infrastructure improvements to make public spaces more accessible, local health care resources, and transportation options are also considered high-priority for disabled persons.

While there is generally enough housing available for large families, very low- and extremely low-income households have difficulty affording many of these units, since larger units are generally more expensive.

Persons with alcohol/drug problems, persons with HIV/AIDS, and victims of domestic violence generally have a wide range of services available to them, but these services are more difficult to access for rural residents. Additional coordination is needed to allow rural residents access to the full range of options that exist in urban areas.

### Special Needs Priorities

**Priority 8:** Increase and preserve the supply of affordable housing available to the elderly, disabled, and large families.

**Priority 9:** Improve housing accessibility and safety (existing and new).

### Special Needs Programs and Goals

The following programs will address the priority needs of special needs populations. ADOH may carry out programs directly or grant funds to nonprofit agencies to carry out programs.

#### *Affordable Housing Development*

For a full description of this program, please see the above “Housing Programs” section. The State Housing Fund will be available to fund a variety of affordable rental housing, including rental housing for special needs groups like the elderly and large families. A goal of this program is to provide a certain percentage of all units built as accessible to disabled persons. Any units produced with federal funds that are designed to be accessible to persons with disabilities must meet affirmative marketing requirements.

#### *Owner-Occupied Housing Rehabilitation Program*

For a full description of this program, please see the above “Housing Programs” section. This program will fund a range of rehabilitation activities that benefit special needs groups, such as accessibility accommodations for the disabled or room additions to alleviate overcrowding in large family households.

#### *Minor Home Repair Program*

For a full description of this program, please see the above “Housing Programs” section. This program will fund minor improvements that are needed to correct health and safety hazards. A key goal of this program is to provide accessibility modifications for disabled households.

#### *Social Service Program Support*

ADOH will allow jurisdictions to apply for a limited amount of social services funding on an annual basis. Funds may be used to support social service activities that benefit primarily low-income households. Some activities will benefit special needs populations. ADOH will also work with local and state partners to coordinate effective housing and support services.

Funding:	CDBG
Five-Year Goal:	300 persons assisted
Responsibility:	ADOH, COGs, nonprofits

# IV. STRATEGIC PLAN

## NON-HOUSING COMMUNITY DEVELOPMENT

### Statement of Need

The need for public facilities and infrastructure improvements was primarily identified through feedback received at the public meetings and on the online survey. Each region of the state, as well as each local jurisdiction, has specific needs for facilities and infrastructure. These needs are best defined in plans submitted by COGs and local governments. However, some common themes emerged.

Public facility needs that were frequently mentioned were crisis facilities, youth centers, senior centers, and parks. Necessary infrastructure improvements included sustainability upgrades, as well as water/sewer lines and facilities, which were noted as high priorities. Sidewalk and street improvements, downtown revitalization, and accessibility improvement programs were medium priorities. Investment in infrastructure improvements is likely to result in the creation of short-term jobs, and long-term benefit and the basis for expanded economic opportunities in Arizona's rural communities.

### Community Development Priorities

**Priority 10:** Improve infrastructure and physical environments to promote sustainable and accessible communities.

**Priority 11:** Ensure a variety of public facilities are available to meet the recreational, human development, and service needs of low-income households and priority populations.

**Priority 12:** Encourage job training and employment opportunities.

### ADOH Community Development and Revitalization Programs

.Through its Community Development and Revitalization division, ADOH provides State and Small Cities CDBG funds for eligible programs and projects in communities located in the 13 rural counties in the state, excluding the entitlement communities of Flagstaff, Prescott and Yuma. High and medium priority community development and revitalization projects will be assisted with CDBG funding ADOH allocates funding in a variety of ways.

#### *Infrastructure Improvements*

ADOH will provide funding for a range of infrastructure improvement activities that will directly benefit low-income areas throughout the state. Priority infrastructure activities will be water/sewer improvements, accessibility improvements, sustainability upgrades, sidewalk and street improvements, and downtown revitalization.

Funding: CDBG  
Five-Year Goal: 25 projects completed  
Responsibility: ADOH, COGs, local governments

#### *Public Facility Improvements*

ADOH will fund public facility construction or improvements when the need for the improvements is well-documented and the population to be served is primarily low-income. ADOH staff will closely review the need for each proposed activity.

Funding: CDBG

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Five-Year Goal: 25 projects completed

Responsibility: ADOH, COGs, local governments

### METHODS OF DISTRIBUTION (MOD)

ADOH spends relatively little money directly on projects, mainly providing grants or loans to local governments and nonprofits. This section describes how the state will allocate CDBG, HOME, ESG, and HOPWA funds. The method of distribution for each source is generally described, with further detail about the annual process available in the Action Plan for the applicable fiscal year.

#### CDBG METHOD OF DISTRIBUTION

The total amount of CDBG funds anticipated to be available on an annual basis is about \$12 million. The CDBG funds are divided into five categories: administration, technical assistance, Colonias, Regional Account, and State Special Projects. Each allocation has a different method of distribution.

##### Administration Allocation

ADOH will set aside two percent of its annual allocation plus \$100,000 for program administration. ADOH must provide a non-federal match for the two percent. These include “hard” match funds, i.e. state funds used to pay salaries and other operating expenses of the CDBG program and “in-kind” or “soft” match funds which represent staff time devoted to the CDBG program by individuals whose salaries are paid from non-federal sources.

##### Technical Assistance Allocation

ADOH will set aside one percent of the annual CDBG award for technical assistance to local governments and nonprofit program recipients.

##### Colonias Allocation

According to Section 916 of the Cranston-Gonzalez Act of 1990, a “colonia” is any identifiable community that:

- 1) Is located within 150 miles of the border between the United States and Mexico, except within any standard metropolitan statistical area that has a population exceeding 1,000,000; and
- 2) Is designated by the state or county in which it is located as colonia;
- 3) Is determined to be a colonia on the basis of objective criteria, including the lack of potable water supply, lack of adequate sewage systems, and lack of decent, safe, and sanitary housing; and
- 4) Was in existence and generally recognized as a colonia before the enactment of the National Affordable Housing Act of 1990.

Federal law required that ADOH establish an annual set-aside for activities benefiting the residents of colonias. In accordance with direction from HUD, the State will set aside 10 percent of the allocation on an annual basis for colonias.



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Colonias funding will be distributed through a competitive application process. ADOH will issue a funding notice once every two years to solicit colonias eligible projects located in colonias. All cities, towns, counties, and tribal reservations that contain either geographically defined neighborhoods or unincorporated communities designated as colonias and that are eligible to receive CDBG funding thru ADOH are eligible to apply for these funds. Water/sewer, infrastructure, and housing activities will be considered eligible colonias projects. An application for colonias funds will not affect a jurisdiction's eligibility for other CDBG funding.

### *Regional Account Allocation*

Eighty-five (85) percent of the remaining amount of CDBG funds after allocations to administration, technical assistance, and the colonias set aside will be distributed into the Regional Account (RA). These funds will be used for housing projects or projects that address a high- or medium-priority community development need. (These needs can be found in Appendix L.) Primary activities include housing rehabilitation, public facilities, public services and public improvement activities, and economic development.

The RA is first divided into four sub-accounts, one for each of the non-metropolitan COG areas: CAAG, NACOG, SEAGO, and WACOG. To determine the amount of CDBG funding allocated to each COG's sub account, the state uses a formula based on population and persons in poverty. The COG sub-accounts are determined by 1) multiplying the percentage of the total population of each COG by 30 percent; 2) multiplying the percentage of the total poverty population of COG by 70 percent; and 3) adding the products of the two.

RA funds are ultimately distributed annually to non-metropolitan cities, towns, and counties in Arizona excluding the entitlement communities of Flagstaff, Prescott and Yuma. ADOH works with each regional COG to develop a regional Method of Distribution (MOD) each year and forwards the MOD to ADOH for approval. The MOD determines which communities will receive funding each year and how much will be received. Some COG member communities within certain regions take turns getting funded (forgoing funding one year for higher amounts the next year) while others distribute the funds evenly every year. ADOH has the final authority to determine the MOD for the state.

After the MOD is determined, local governments complete applications for funding and route them through the COG to ADOH. The COG reviews each application for completeness, priority project selection, and assists the community with rectifying any application deficiencies. The COGs have no discretion to reject applications and must forward all applications to the state. Only those communities identified as eligible to receive funding in the current year MOD may submit an application, so no comparative analysis is necessary. Each COG will establish its own application procedures (letters of intent, etc.) and submission deadline for the compilation of applications to be forwarded to ADOH.

ADOH will attempt to review and make final award determinations for each application submitted within 90 days of receipt of all outstanding application issues. At the time of application each CDBG application amount must equal the allocation amount of the community then the highest priority project will be funded. Actual award of CDBG funds is contingent upon an application that is eligible, meets all application review thresholds, and is a state priority project.

### *State Special Projects Allocation*

Fifteen (15) percent of the CDBG funds remaining after allocations to administration, technical assistance, and the colonias set aside will be distributed into the State Special Projects Account (SSP). The SSP funds are competitively awarded. ADOH will release a Notice of Funding Availability to solicit applications from eligible jurisdictions. Applications for funding are competitively rated and ranked..

- All communities eligible to receive funding from the state CDBG program are eligible to apply. No more than 2 applications are allowed from the same community and they must be listed in priority. All first priority applications will be reviewed with subsequent priority applications reviewed if

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sufficient funding is available. The highest scoring applications for projects meeting a high priority need as established in Appendix J (Table J-4) of the FY2010-2014 Consolidated Plan will be awarded prior to awarding projects of lesser priority until funding is exhausted.

- The competitive scoring criteria are based on the following concepts: project need, per capita benefit, effectiveness, cost reasonableness, project readiness, leveraged funds, past performance, capacity, and potential for direct/indirect benefits stemming from the project.

### Threshold Requirements

There are certain threshold requirements for projects under any source of CDBG funding. These include meeting one of three national objectives:

- Benefit to low-income persons.
- Prevent or eliminate slums or blight.
- Meet other community development needs having a particular urgency because of existing conditions that pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available to meet such needs.
- All proposed activities must also be eligible under CDBG regulations.
- At least 70 percent of CDBG funds must be spent on activities that meet the low-income benefit national objective. Activities justified on the basis of slum/blight or urgent need are funded on a first-notified, first-funded basis up to a maximum of 30 percent of CDBG funds.

### CDBG Redistribution of Funds

ADOH will distribute any unused funds, recaptured funds, disallowed costs from prior contracts, and program income not retained by the grantees. Funds will be redistributed to the SSP in the following cases:

- **Unused funds.** Funds are considered unused in the event that a jurisdiction fails to submit an application for some or all of its RA set-aside funds, or if an application does not meet threshold requirements.
- **Recapture.** Recaptured funds are funds removed from a contract due to non-compliance or non-performance.

De-obligation occurs when a project is completed using less CDBG funding than anticipated and leaving an unexpended balance, a loan is repaid, an activity was changed or cancelled (for reasons other than performance) resulting in excess funding, or program income is received that is not programmed for use. In the event of a de-obligation, jurisdictions with positive performance records may roll the funds into an existing or new contract of the same funding year if they can be put under contract within 60 days and used quickly. If these conditions are not met, the funds will be redistributed to the SSP.

### CDBG Award Process

All funded applications will be processed through, and incorporated by reference in, an ADOH Funding Agreement. The Agreement will contain information about the terms and special conditions of the award.

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### HOME METHOD OF DISTRIBUTION

HOME funding is available to jurisdictions statewide through an application process. ADOH releases information on an annual basis describing the specific activities and amount of funding available for rental and homeownership housing development, including Community Housing Development Organization (CHDO) activities. Applications that meet threshold, scoring, and underwriting will advance to a funding committee for final review and recommendation. The actual geographic distribution of resources will be based on the number of applications received. Specific guidance is available in the State Housing Fund Summary and Application Guide released annually. Ten percent of the HOME funds will be utilized by ADOH for administration of the program.

### CHDO Method of Distribution

15 percent of the HOME funds received will be set aside for CHDO projects. The HOME CHDO distributions are made through an application process and must meet the HOME CHDO regulations. CHDO funding will be provided as loans.

### HOME Application Process

The State will make available owner-occupied housing rehabilitation funds through a competitive application process. Notification of funds availability for HOME funds will be announced.

The majority, if not all, of the HOME funds set-aside for rental development are expected to be utilized as gap financing in projects that are successful in securing a competitive Low-Income Housing Tax Credit (LIHTC) allocation. Any remaining funds may be made available through a competitive process. If CHDO funds remain available, a NOFA strictly for CHDO projects may be released.

ADOH will not utilize HOME resources for tenant-based rental assistance or for homeownership assistance in the form of down payment/closing cost or equity contributions.

### Other HOME Policies

#### *HOME Match*

The HOME program match liability is 25 percent (statutory requirement) of actual project expenditures during the program year, approximately \$2.2 million in 2010. The State currently has sufficient match that was carried over from previous years to meet its 2010 matching requirements. As needed, the State will supplement this with match funding from various sources.

#### *HOME Resale and Recapture Provisions*

As outlined 24 CFR 92.254 of the HOME rule, there are provisions of resale or recapture. ADOH has chosen to use the recapture provision for HOME and/or matching funds to assist eligible homebuyers.

### ESG METHOD OF DISTRIBUTION

The ESG program method of distribution includes three primary activities: administration, shelter improvements and operations, and homelessness prevention.

### Administration

The Arizona Department of Economic Security (DES) takes five percent of the grant award for administrative costs.

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### Shelter Improvements and Operations

The DES will award contracts every five years through a competitive request for proposal (RFP) process. Proposals will be reviewed by a panel comprised of internal staff and external members. Proposals will be assessed using the rating system published in each RFP. The rating system may include service methodology, experience and expertise, cost, and other factors deemed relevant.

### Homelessness Prevention

ESG prevention funding will be allocated through contracts with community action agencies that are designated by law to receive all DES funding non-competitively. The funding will be allocated to the community action agencies providing services in rural counties. The allocation formula distributes 90 percent of the funds based on percentage of persons at or below 125 percent of poverty level and distributes 10 percent of the funds based on unemployment rates.

### Other

Periodically, funds will be distributed through intergovernmental agreements with local governments for prevention and transitional housing services. By these means, the broadest coverage is ensured throughout the state.

### HOPWA

The HOPWA allocation is divided into two parts: administration and program activities.

#### Administration

A total of 10 percent of the grant award will be used for administration. Three percent will be used by ADOH and seven percent will be used by project sponsors.

#### Program Activities

The remaining 90 percent of the grant award will be spent on direct service provision. ADOH will contract with nonprofit organizations to administer the HOPWA program within the thirteen rural counties. Contracts with nonprofits will be reviewed periodically, with additional proposals solicited as necessary.

## CONSOLIDATED PLAN IMPLEMENTATION

ADOH is a department of the Arizona state government. ADOH is headed by a Director and Deputy Director under which five administrators oversee programs, operations, and intergovernmental coordination. The activities prescribed in the Plan are implemented by governmental, nonprofit, and for-profit entities under contract with ADOH. Contracts are awarded based on the ability of an entity to demonstrate the capacity to undertake eligible activities through a written proposal process. ADOH works in conjunction with four councils of government to develop a plan for the targeting and distribution of funds throughout the state.

## REMOVING BARRIERS TO AFFORDABLE HOUSING

ADOH is committed to removing or reducing barriers to affordable housing whenever possible. The Arizona Housing Commission has recommended the following policies and actions to address barriers; ADOH has taken action on some and continues to examine the feasibility of others.

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- Provide professional education and technical assistance to local governments to address barriers to housing affordability. ADOH now maintains a Technical Assistance Unit with three full-time staff who travel throughout the state to provide technical assistance upon request or as targeted according to need. One of these individuals specializes in tribal housing concerns.
- Undertake a comprehensive and systematic review of zoning and subdivision ordinances, building codes and related development control ordinances, and administrative procedures to identify and remove excessive, duplicative, or unnecessary barriers to housing affordability. ADOH's Community and Government Relations Administrator continues to monitor relevant local and state actions.
- Review agency administrative procedures to identify and remove unnecessary barriers to housing affordability. As the state's affordable housing policy leader, ADOH routinely and systematically evaluates the impacts of processes and decisions to ensure barriers are broken down, not created.
- Identify and disseminate innovative solutions to housing affordability barriers used successfully by other states, including the promotion of alternative building materials and methods, land banking, and planning and zoning reservations for affordable development.

“The Arizona Affordable Housing Profile,” jointly published by the Arizona Department of Housing and the U.S. Department of Housing and Urban Development in 2002, suggests additional strategies to overcome barriers. For the urban areas (Maricopa and Pima counties), the study recommends:

- Educating the public on affordable housing programs and the need for more affordable housing;
- Reducing development and impact fees for affordable housing;
- Offering incentives to encourage infill affordable housing development;
- Increasing the amount of small-lot single-family and multifamily development through less restrictive zoning; and
- Creating joint efforts to develop affordable housing by local government and private business.

For the nonurban areas (the remainder of the state), the study recommends:

- Promoting the development of new employment opportunities;
- Increasing the flexibility and amount of private financing for affordable housing;
- Upgrading and improving community infrastructure to promote affordable housing development; and
- Rehabilitating the existing affordable housing stock.
- Although some strategies could be applied statewide, stakeholders in the urban areas tend to suggest higher-density development while those in the nonurban areas are more focused on economic development and job creation.

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### OBSTACLES TO MEETING UNDERSERVED NEEDS

There are several obstacles Arizona will face in implementing the five-year strategies. The limited amount of funds available to meet the many needs of Arizona residents is possibly the most significant barrier. Recent federal and state cutbacks in social services programs will limit the amount of assistance that can be provided over the next five years.

There remain a number of significant obstacles to meeting underserved needs in Arizona:

- Rapid population growth.
- Inadequate funding to acquire and rehabilitate all existing housing units in need of repair.
- Lack of knowledge of social services and service providers in Arizona for low-income residents.
- Lack of funding to address the huge amount of unmet need that exists for affordable housing, infrastructure and facility improvements, and social services.
- Absence of service providers: the geographically expansive service areas in rural Arizona make it nearly impossible for providers to maintain a consistent, physical presence in most communities; this is further complicated by the limited ability of many low-income residents to travel for services.
- Lack of capacity in existing agencies: many service providers experience higher than average attrition rates among their employees; recruitment and retention of staff continues to be a challenge.
- Lack of consensus: stakeholders within a particular jurisdiction often do not agree on priority needs and this can lead to little action.

### GAPS IN THE DELIVERY SYSTEM

The effectiveness of implementing activities by contracting with outside agencies is dependent upon the capacity of the agencies conducting the activities and the expertise of ADOH staff in administering the contracts. Effective and professional administration of contracts by ADOH is a strength in the delivery system. Each contract is assigned a program specialist to oversee the progress and distribute funding. The program specialist is the one point of contact for the implementing agency. Gaps in the delivery exist in implementation. Many small city and county governments in the most rural parts of the state do not have sufficient staff and/or expertise to undertake the activities prescribed in this Consolidated Plan. In many rural parts of the state, there is also a lack of nonprofit and for-profit entities with the type of development and service delivery experience to undertake the activities prescribed in the Plan.

### GAPS IN PUBLIC HOUSING

While ADOH and the Arizona Public Housing Authority (PHA) do not own or manage any public housing, the PHA has monitoring and compliance oversight of approximately 114 federally-financed properties (through a competitively awarded contract from HUD) and 124 Housing Choice Vouchers (formerly known as Section 8).

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### ANTI-POVERTY STRATEGY

ADOH has an anti-poverty strategy that is based on revitalizing the state of Arizona's existing housing stock to provide safe and decent places to live, and supporting community organizations and local agencies that provide various services that promote income and housing stability. This helps to provide a base for them to maintain employment, provides a nurturing environment to raise children, and helps them become a part of the community where they work.

### LEAD-BASED PAINT HAZARD REDUCTION STRATEGY

ADOH has adopted long-term goals to promote affordable housing and community development. These goals, as applied to lead-based paint hazards, became ADOH's lead-based paint strategy. Arizona's strategy objectives are:

- Collaborate with local cities and counties to reduce housing-related lead-based paint hazards, especially for low-income families and children.
- Review jurisdictions' residential rehabilitation guidelines to ensure they include a risk assessment for lead-based paint assessment being part of every home inspection.
- Refer families with children to the Arizona Department of Health Services, Office of Environmental Health Services, for blood testing if lead-based paint is found in units proposed for rehabilitation.
- Collaborate with the Arizona Department of Health Services, which maintains the lead exposure registry for Arizona. The program develops lead poisoning prevention programs, investigates cases with elevated blood lead levels, and conducts educational outreach activities.

In recent years, ADOH has undertaken a wide range of activities to address the problem of lead-based paint in the housing stock. The Arizona Lead Poisoning Screening Coalition and the Arizona Department of Health Services recommends screening children six years of age and younger according to the Childhood Lead Poisoning Targeted Screening Plan. These steps will hopefully prove important in assuring the long-term health and stability of lower-income children who are living in substandard housing.

### INSTITUTIONAL COORDINATION

ADOH is committed to continuing its participation and coordination with federal, state, county, and local agencies, as well as with the private and nonprofit sectors, to serve the needs of low-income individuals and families in the community.

In particular, ADOH will continue to work in close coordination with the local communities and counties regarding infrastructure improvements and the provision of services. ADOH will also work with local governments, nonprofits, and the private sector to address housing needs.

### NONPROFIT AGENCIES

ADOH provides funding to nonprofit agencies located throughout Arizona that serve low-income households. These nonprofits provide assistance for affordable low-income housing and special needs and homeless populations.

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### PRIVATE SECTOR

The private sector is an important collaborator in the services and programs associated with the Consolidated Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system.

Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as health care, small-business assistance, home loan programs, and assisted housing, among others.

### TRIBAL COMMUNITIES

The State of Arizona has 22 federally recognized tribes located within the conformed boundaries of the state. The tribes within Arizona are vastly different from one another and are recognized as self-governing entities that regulate laws under their respective tribal jurisdictions. Tribes in Arizona vary in size from the largest federally recognized tribe, Navajo Nation, which is located in four states that include Arizona, Utah, New Mexico, and Colorado, and totals 16 million acres and 280,000 in population. The smallest tribe in Arizona is the Tonto Apache located in Payson with a current land base of 75 acres and a population of 122.

Within Arizona, 16 tribes currently receive a formula-driven grant known as the Indian Housing Block Grant for development and maintenance of existing housing. The formula-driven grant was enacted in 1996 and is based on various factors that include population, poverty, current assisted stock, and overcrowding conditions. These funds are received on an annual basis to the tribe or tribal-designated housing entity and can be used for a number of activities.

### ARIZONA PUBLIC HOUSING AUTHORITY

ADOH operates the Arizona Public Housing Authority (PHA). Information derived from operating the PHA provides an accurate and recent view of public housing needs and trends for which planning efforts can be designed to address. The responsibilities entail administering a Housing Choice Voucher program for Yavapai County. The Housing Choice Voucher program provides rental subsidy payments for approximately 89 very low-income households. The Arizona PHA also has a competitively-awarded contract to operate the Section 8 project-based program throughout the state, which entails administering approximately 111 HUD-subsidized rental properties. Through this program, participating properties are subsidized, allowing very low-income tenants to pay only 30 percent of their incomes toward rent.

### ROLE OF ADOH AND COGS IN THE CDBG PROGRAM

#### Role of ADOH

Since 1982, the State of Arizona has administered the CDBG program. ADOH will administer the CDBG program on behalf of non-entitlement communities (all cities and towns in Arizona except the cities of Flagstaff, Prescott, and Yuma, and all counties except for Maricopa and Pima counties and the incorporated communities within their jurisdictions). As the administrator of the CDBG program, ADOH performs the following functions:

- Prepares the program design;
- Prepares all application and grant implementation materials;
- Approves the MOD, which is developed by each council of governments;



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- Renders technical assistance to all applicants and grantees as requested, in cooperation with the four nonmetropolitan COGs;
- Distributes funds through contracts with recipients and administers the contracts;
- Manages the distribution of CDBG funds;
- Evaluates and determines funding of SSP applications;
- Evaluates and determines funding of Colonias applications;
- Authorizes final funding approval for all applications from the Regional Account;
- Monitors all grantees to ensure compliance with state and federal regulatory requirements; and
- Provides application workshops, pre-application reviews, and implementation workshops as needed.

The State of Arizona has a partnership with the rural regional councils of government in Arizona to provide both technical and administrative assistance to CDBG grantee communities.

### Role of COGs

The COGs perform the following functions.

- Recommend an annual MOD for funds within its region, thereby enabling local units of government to guide the distribution of resources within their respective COG regions.
- Offer expertise in CDBG program administration and contract with local governments to assist with application preparation and contract administration.
- Provide technical assistance to the recipient communities within their respective region. Technical assistance services provided by the COG include, but are not limited to:
  - Attending meetings/training sessions/conferences to remain current on CDBG program regulations.
  - Developing technical assistance materials or training sessions for local governments and nonprofits, and conducting one-on-one technical assistance sessions.
  - Preparing materials to assist local governments and nonprofit entities to apply for and implement CDBG-funded projects.
  - Preparing and presenting workshops and training relating to CDBG eligible activities and requirements, including those pertaining to affirmatively furthering fair housing.
  - Publicizing existing CDBG-related TA materials and training to local governments and nonprofits.
  - Assisting ADOH with coordinating technical assistance visits to assist communities while they are developing CDBG application concepts.

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### GOVERNOR'S 2020 PLANNING INITIATIVE

ADOH was given the responsibility of developing the housing component of the Governor's 2020 Planning Initiative. The Aging 2020 Plan is being developed in response to demographic trends forecasting increasing numbers of senior citizens who will live longer and have more demands for services. ADOH has developed a housing plan that provides more opportunities for affordable housing linked to improved medical and social services which will allow seniors to live productive independent lives longer in their life cycles. The housing component was developed in conjunction with Arizona COGs' Area Agency on Aging departments, the Arizona Association of Retired Persons, and citizen input.

### MONITORING PLAN

ADOH has developed a monitoring system to ensure that the activities carried out in furtherance of the Consolidated Plan are done in a timely manner in accordance with the federal monitoring requirements and all other applicable laws, regulations, policies, and sound management and accounting practices. ADOH views monitoring as an opportunity to provide ongoing technical assistance and support to help its local government and nonprofit partners reach project goals, reach Consolidated Plan goals, and improve service.

ADOH conducts three types of monitoring to ensure the success of Consolidated Plan projects and activities: project monitoring, Consolidated Plan monitoring, and long-term monitoring.

#### Project Monitoring

Project monitoring consists of staff being assigned one or more projects to monitor and periodically report on the progress of each project. Project monitoring includes desk reviews and on-site monitoring. Once a project is awarded, there is ongoing assessment to ensure the activities and transactions undertaken by the recipient are allowable within laws, regulations, and policies that govern the program. Throughout the contract period, recipients must submit regular reporting. The reports update staff regarding the recipient's progress and collect federally mandated reporting information such as matching contributions, contracts let to minority and women-owned businesses, section 3 and statistics on any relocations. Occasionally, additional documentation is required of recipients with the goal of enabling staff to provide in-house oversight ("desk monitoring").

Recipients have a contract set-up meeting with staff to go over the expectations and requirements of the contract. Repeat recipients who have demonstrated good capacity for project delivery and expenditure may not require a contract set up meeting. Throughout the contract period, staff is available to meet with the recipients as necessary. In addition to desk review of documentation such as progress reports, procurement procedures, Environmental Review Records etc., staff typically schedules at least one site visit for each recipient on an annual basis. However, for some CDBG projects it is unnecessary to perform more than one on-site monitoring due to the scope of the project (i.e. purchase of fire equipment or public service activities such as staffing salaries for a domestic violence shelter, etc.). Staff will also conduct an on-site monitoring visit as part of a contract close-out.

The on-site visit consists of a one- or two-day visit to the recipient agency to review records, inspect the project's progress in completing required activities, and meet with staff responsible for the project. On-site monitoring visits include the following components: entrance/exit conferences, documentation/file review, and viewing of the project (as applicable). Within 30 days of an on-site monitoring visit, staff will provide written monitoring comments to the recipient in the form of a follow-up letter. The letter includes, at a minimum, the date of review and those present during the review, results of the monitoring (satisfactory performance, concern, or finding), a statement describing the basis for each conclusion, instructions on what the recipient must do to address any area of concern or finding, and a deadline by which the recipient must

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respond. In extreme cases of noncompliance, staff must determine that an additional on-site monitoring visit is necessary before an issue can be adequately resolved.

Staff will work with recipients to the greatest extent possible to come to a satisfactory resolution in areas where recipients are in noncompliance or when on-site monitoring visits have resulted in findings. Deadlines are set by which recipients are expected to bring their program/project into compliance. Should ADOH exhaust all possible avenues to bring a recipient's contract into compliance, the matter may be determined to be an "unresolved issue." Any recipient with an unresolved issue may be barred from receiving further funding.

### Consolidated Plan Monitoring

ADOH understands that monitoring the Consolidated Plan and its annual activities must be carried out regularly to ensure that statutory and regulatory requirements are being met and that, where appropriate, information being submitted to HUD is correct and complete. The objectives of Consolidated Plan monitoring are:

- To assure that subrecipients are carrying out their activity as described.
- To assure that subrecipients are implementing the activity in a timely manner.
- To assure that subrecipients are assessing costs to the activity which are eligible under CDBG regulations and the contract.
- To assure that subrecipients are conforming with other applicable laws, regulations, and terms of the agreement.
- To assure that the activity is operating in a manner that minimizes the opportunity for fraud, waste, and mismanagement.
- To assure that subrecipients have the capacity to carry out the approved activity.
- To assure that subrecipients are carrying out their activity as described.

ADOH continually carries out and refines monitoring procedures to ensure progress toward the specified goals and objectives of the projects, as well as ensuring long-term compliance with all applicable program regulations and statutes.

### Long-Term Monitoring

Some projects, such as rental housing projects, require monitoring after the activity is completed. ADOH holds owners of state-assisted housing responsible for compliance with applicable state and federal regulations throughout the compliance period, which ranges from 5 to 20 years depending on the project.

Desk review and on-site monitoring provide an ongoing assessment to assure that housing units assisted are being utilized in accordance with all laws, regulations, and policies that govern the program. Throughout the compliance period, property owners or managers must complete and submit an annual report on the status of the state-assisted units and property. Outright failure to comply with the reporting requirements of the program will result in an unresolved compliance issue and will prohibit owners from receiving future dollars until the property is brought into compliance.

In addition to reviewing the yearly report, staff will schedule on-site monitoring visits as necessary. The focus of the on-site monitoring is to determine compliance with tenant income eligibility requirements, maximum allowable rental rates, physical property standards, and affirmative fair marketing laws.

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Staff will work with property owners to the greatest extent possible to come to a satisfactory resolution in areas where recipients are in noncompliance or when on-site monitoring visits have resulted in findings. Deadlines are set by which recipients are expected to bring their program/project into compliance. Should ADOH exhaust all possible avenues to bring a recipient's contract into compliance, the matter may be determined to be an "unresolved issue." Any recipient with an unresolved issue may be barred from receiving further funding.